

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Carrier Avenue, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,645,000

Property Type House

Suburb Parkdale

Period - From 01/10/2025

to 31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	54 Fifth St PARKDALE 3195	\$1,650,000	06/12/2025
2	31 Elliot St PARKDALE 3195	\$1,640,000	05/12/2025
3	65 Keith St PARKDALE 3195	\$1,632,000	11/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/03/2026 15:35



 3  1  2

Property Type: House (Res)

Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2025: \$1,645,000

Comparable Properties



54 Fifth St PARKDALE 3195 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,650,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 698 sqm approx



31 Elliot St PARKDALE 3195 (REI)

Agent Comments

 5  2  3

Price: \$1,640,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 650 sqm approx



65 Keith St PARKDALE 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,632,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 707 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216