

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

10/51-53 Como Parade East, Parkdale VIC 3195

Indicative selling price

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

Range between

\$630,000

&

\$680,000

Median sale price

Median price

\$781,000

Property Type

Unit

Suburb

Parkdale

Period - From

01/03/2026

to

31/08/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14/18 Warrigal Road Parkdale VIC 3195	\$675,000	22/04/2026
7/32 Mentone Parade Mentone VIC 3194	\$730,000	02/07/2026
3/28 Mentone Parade Mentone VIC 3194	\$747,000	08/08/2026

This Statement of Information was prepared on:

01/09/2026