

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

24 Brownfield Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Parkdale

Period - From 01/04/2023 to 31/03/2024 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	3/11 Verbena St MORDIALLOC 3195	\$875,000	07/02/2024
2	6a Taylor St PARKDALE 3195	\$835,000	16/02/2024
3	3/167 Warren Rd PARKDALE 3195	\$835,000	24/02/2024

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:

30/04/2024 09:07

24 Brownfield Street, Parkdale Vic 3195

Amanda Harrison
03 9585 5667
0402 128 801
amandaharrison@jellisrcraig.com.au



 3  2  1

Property Type: Townhouse
(Single)

Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2024: \$855,000

Comparable Properties



3/11 Verbena St MORDIALLOC 3195 (REI/VG) Agent Comments

 3  2  2

Price: \$875,000

Method: Sold Before Auction

Date: 07/02/2024

Property Type: Townhouse (Res)

Land Size: 241 sqm approx



6a Taylor St PARKDALE 3195 (REI/VG) Agent Comments

 3  2  2

Price: \$835,000

Method: Private Sale

Date: 16/02/2024

Property Type: Townhouse (Single)



3/167 Warren Rd PARKDALE 3195 (REI) Agent Comments

 3  1  2

Price: \$835,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)

Land Size: 234 sqm approx

Account - Jellis Craig



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