

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

243B COMO PARADE EAST PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,625,000

Property type

House

Suburb

Parkdale

Period-from

01 Jun 2025

to

31 May 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

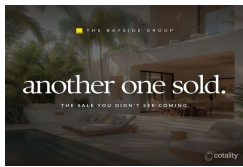
Date of sale

41 SIXTH STREET PARKDALE VIC 3195	\$1,600,000	17-Jun-26
13 KRONE STREET MORDIALLOC VIC 3195	\$1,530,000	23-May-26
58 THIRD STREET PARKDALE VIC 3195	\$1,450,000	23-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 25 June 2026



41 SIXTH STREET PARKDALE VIC 3195

Sold Price

^{RS}

\$1,600,000

Sold Date

17-Jun-26

 4

 1

 2

Distance

1.07km



13 KRONE STREET MORDIALLOC VIC 3195

Sold Price

^{RS}

\$1,530,000

Sold Date

23-May-26

 3

 2

 4

Distance

0.87km



58 THIRD STREET PARKDALE VIC 3195

Sold Price

\$1,450,000

Sold Date

23-Apr-26

 4

 2

 2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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