

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

29a Morris Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,560,000

&

\$1,700,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Parkdale

Period - From 01/04/2025

to 31/03/2026

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	50a Cedric St MORDIALLOC 3195	\$1,625,000	18/03/2026
2	3b Victoria St PARKDALE 3195	\$1,625,000	04/03/2026
3	8b Kershaw St PARKDALE 3195	\$1,740,000	06/02/2026

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:

28/05/2026 15:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,560,000 - \$1,700,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



50a Cedric St MORDIALLOC 3195 (REI)

Agent Comments

4 3 2

Price: \$1,625,000
Method: Private Sale
Date: 18/03/2026
Property Type: Townhouse (Single)



3b Victoria St PARKDALE 3195 (REI/VG)

Agent Comments

4 3 2

Price: \$1,625,000
Method: Private Sale
Date: 04/03/2026
Property Type: Townhouse (Single)
Land Size: 309 sqm approx



8b Kershaw St PARKDALE 3195 (REI/VG)

Agent Comments

4 3 2

Price: \$1,740,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 324 sqm approx