

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

6/2 THOMSON RISE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,500

Property type

Unit

Suburb

Parkdale

Period-from

01 May 2025

to

30 Apr 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

1/71 BARKLY STREET MORDIALLOC VIC 3195	\$695,000	23-Apr-26
14/12 WARRIGAL ROAD PARKDALE VIC 3195	\$700,000	19-Mar-26
4/410 NEPEAN HIGHWAY PARKDALE VIC 3195	\$780,000	25-Feb-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.~~

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**1/71 BARKLY STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price

^{RS} **\$695,000** Sold Date **23-Apr-26**

Distance **0.88km**



**14/12 WARRIGAL ROAD
PARKDALE VIC 3195**

2 1 1

Sold Price

^{RS} **\$700,000** Sold Date **19-Mar-26**

Distance **1.21km**



**4/410 NEPEAN HIGHWAY
PARKDALE VIC 3195**

2 1 1

Sold Price

\$780,000 Sold Date **25-Feb-26**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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