

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

13 Antibes Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$2,450,000

&

\$2,650,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Parkdale

Period - From 01/04/2025

to

30/06/2025

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	49 Rennison St PARKDALE 3195	\$2,450,000	22/03/2025
2	6 Ti Tree Gr PARKDALE 3195	\$2,630,000	14/03/2025
3			

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:

21/08/2025 12:45

13 Antibes Street, Parkdale Vic 3195

NICK JOHNSTONE
your personal agent

Nick Johnstone

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Indicative Selling Price

\$2,450,000 - \$2,650,000

Median House Price

June quarter 2025: \$1,590,000



Property Type: House (Res)

Agent Comments

Comparable Properties



49 Rennison St PARKDALE 3195 (REI/VG)



5



3



4

Agent Comments

Price: \$2,450,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 684 sqm approx



6 Ti Tree Gr PARKDALE 3195 (REI)



5



3



2

Agent Comments

Price: \$2,630,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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