

# 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

15b Ti-Tree Grove East, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000 & \$1,690,000

### Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Parkdale

Period - From 27/04/2025 to 26/04/2026 Source Property Data

### 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	1/23 Rennison St PARKDALE 3195	\$1,680,000	10/03/2026
2	1/38 Rennison St PARKDALE 3195	\$1,650,000	19/12/2025
3	220B Nepean Hwy PARKDALE 3195	\$1,622,000	29/11/2025

**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:

27/04/2026 17:37



 4  2  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,590,000 - \$1,690,000

**Median Townhouse Price**

27/04/2025 - 26/04/2026: \$1,300,000

## Comparable Properties



1/23 Rennison St PARKDALE 3195 (REI)

Agent Comments

 4  2  2

**Price:** \$1,680,000

**Method:** Sold Before Auction

**Date:** 10/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 325 sqm approx



1/38 Rennison St PARKDALE 3195 (REI/VG)

Agent Comments

 4  2  4

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House



220B Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments

 4  3  2

**Price:** \$1,622,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 346 sqm approx

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680



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