

## 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 THOMAS COURT PARKDALE VIC 3195

### Indicative selling price

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

Single Price

\$1,620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,590,000

Property type

House

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

5 LABURNUM STREET PARKDALE VIC 3195	\$1,700,000	24-Dec-25
54 FIFTH STREET PARKDALE VIC 3195	\$1,650,000	06-Dec-25
170 COMO PARADE WEST PARKDALE VIC 3195	\$1,770,000	11-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: 05 May 2026

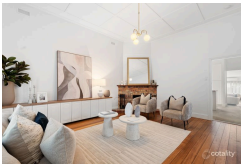

**5 LABURNUM STREET PARKDALE  
VIC 3195**
 4  2  2

 Sold Price **\$1,700,000** Sold Date **24-Dec-25**

 Distance **0.22km**

**54 FIFTH STREET PARKDALE VIC  
3195**
 4  3  3

 Sold Price **\$1,650,000** Sold Date **06-Dec-25**

 Distance **1.23km**

**170 COMO PARADE WEST  
PARKDALE VIC 3195**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,770,000** <sup>UN</sup> Sold Date **11-Apr-26**

 Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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