

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 PARKER STREET DUNKELD VIC 3294

Indicative selling price

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

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Dunkeld

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16 GLASS STREET DUNKELD VIC 3294	\$417,500	13-Jun-25
68 SKENE STREET DUNKELD VIC 3294	\$440,000	21-Oct-24
37-41 ARMITAGE STREET DUNKELD VIC 3294	\$375,000	15-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 September 2025



Jo Frost

P 0355516600

M 0428585434

E jo.frost@elders.com.au



16 GLASS STREET DUNKELD VIC 3294

Sold Price

\$417,500

Sold Date

13-Jun-25

3 1 2

Distance

0.4km



68 SKENE STREET DUNKELD VIC 3294

Sold Price

\$440,000

Sold Date

21-Oct-24

2 2 2

Distance

0.46km



37-41 ARMITAGE STREET DUNKELD VIC 3294

Sold Price

\$375,000

Sold Date

15-May-25

3 1 1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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