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	5/46 Manningham Street, Parkville Vic 3052

Indicative selling price

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

Single price $688,000

Median sale price

Median price $510,000 Property Type Unit Suburb Parkville

Period - From 01/01/2025 to 31/12/2025 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	6/429 Brunswick Rd BRUNSWICK WEST 3055	$726,000	11/11/2025
2	2/1a Canning St NORTH MELBOURNE 3051	$700,000	25/10/2025
3	1/19 Wood St NORTH MELBOURNE 3051	$700,000	21/10/2025

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: 26/03/2026 19:37

5/46 Manningham Street, Parkville Vic 3052

Nelson Alexander



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$688,000
Median Unit Price
Year ending December 2025: $510,000

Comparable Properties



6/429 Brunswick Rd BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $726,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/1a Canning St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments



1/19 Wood St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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