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	617/91 GALADA AVENUE PARKVILLE VIC 3052

Indicative selling price

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

~~Single Price~~		or range between	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$482,500	Property type	Unit	Suburb	Parkville
Period-from	01 Mar 2025	to	28 Feb 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
304/91 GALADA AVENUE PARKVILLE VIC 3052	$521,000	28-Jan-26
507/91 GALADA AVENUE PARKVILLE VIC 3052	$505,000	26-Nov-24
607/91 GALADA AVENUE PARKVILLE VIC 3052	$510,000	14-Oct-24

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: 24 March 2026

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304/91 GALADA AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price **$521,000** Sold Date **28-Jan-26**

Distance **0km**



507/91 GALADA AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price **$505,000** Sold Date **26-Nov-24**

Distance **0km**



607/91 GALADA AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price **$510,000** Sold Date **14-Oct-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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