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	11/238 THE 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$478,000	Property type	Unit	Suburb	Parkville
Period-from	01 Feb 2025	to	31 Jan 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.

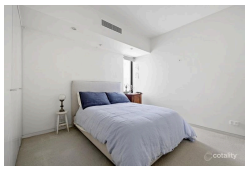
Address of comparable property	Price	Date of sale
202/228 THE AVENUE PARKVILLE VIC 3052	$1,120,000	05-Dec-25
7/8 BARRY STREET BRUNSWICK VIC 3056	$1,155,000	23-Sep-25
25/50 BOURKE STREET MELBOURNE VIC 3000	$1,199,999	12-Sep-25

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: 02 February 2026

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202/228 THE AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price **$1,120,000** Sold Date **05-Dec-25**

Distance **0.03km**



7/8 BARRY STREET BRUNSWICK VIC 3056

2 2 1

Sold Price **$1,155,000** Sold Date **23-Sep-25**

Distance **1.12km**



25/50 BOURKE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$1,199,999** Sold Date **12-Sep-25**

Distance **3.5km**

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

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