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	8/104 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $442,500 Property Type Unit Suburb Parkville

Period - From 01/01/2026 to 31/03/2026 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	25/35 Lytton St CARLTON 3053	$658,000	18/03/2026
2	24/700 Lygon St CARLTON NORTH 3054	$672,000	07/02/2026
3	7/104 The Avenue PARKVILLE 3052	$630,000	19/01/2026

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: 24/04/2026 15:36

8/104 The Avenue Avenue, Parkville Vic 3052

Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
March quarter 2026: $442,500

Comparable Properties



25/35 Lytton St CARLTON 3053 (VG)

2 - -

Price: $658,000
Method: Sale
Date: 18/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



24/700 Lygon St CARLTON NORTH 3054 (REI)

2 1 1

Price: $672,000
Method: Sold Before Auction
Date: 07/02/2026
Property Type: Apartment

Agent Comments



7/104 The Avenue PARKVILLE 3052 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 19/01/2026
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369

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