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	1/40 Leonard Street, Parkville Vic 3052

Indicative selling price

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

Single price $545,000

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	1/228 The Avenue PARKVILLE 3052	$504,375	30/04/2026
2	44/422 Cardigan St CARLTON 3053	$500,000	30/04/2026
3	15/2 Macarthur Rd PARKVILLE 3052	$540,000	25/03/2026

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: 18/06/2026 15:03

1/40 Leonard Street, Parkville Vic 3052

JellisCraig

Elizabeth Kelly
9387 5888
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$545,000
Median Unit Price
March quarter 2026: $442,500

Comparable Properties



1/228 The Avenue PARKVILLE 3052 (REI/VG)

1 1 1

Price: $504,375
Method: Private Sale
Date: 30/04/2026
Property Type: Unit

Agent Comments



44/422 Cardigan St CARLTON 3053 (REI/VG)

1 1 1

Price: $500,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment

Agent Comments

Close proximity



15/2 Macarthur Rd PARKVILLE 3052 (REI/VG)

1 1 -

Price: $540,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment
Land Size: 81 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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