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: 18/361 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Range between $440,000 & $480,000

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	11/12 Garton St PRINCES HILL 3054	$480,000	11/05/2026
2	8/1102 Lygon St CARLTON NORTH 3054	$461,000	18/04/2026
3	2/30 Park Dr PARKVILLE 3052	$445,000	24/02/2026

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: 29/06/2026 14:29

18/361 Royal Parade, Parkville Vic 3052

JellisCraig

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Indicative Selling Price
$440,000 - $480,000
Median Unit Price
March quarter 2026: $442,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/12 Garton St PRINCES HILL 3054 (REI)

1 1 1

Price: $480,000
Method: Private Sale
Date: 11/05/2026
Property Type: Apartment

Agent Comments

Older style brick complex, within 2km Princes Hill Postcode



8/1102 Lygon St CARLTON NORTH 3054 (VG)

1 - -

Price: $461,000
Method: Sale
Date: 18/04/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Older style brick complex, within 2km Carlton North Postcode



2/30 Park Dr PARKVILLE 3052 (REI/VG)

1 1 -

Price: $445,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment

Agent Comments

Older brick apartment in same postcode, no parking.

REIV THE DIFFERENCE

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