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	8/126-128 Park Drive, Parkville Vic 3052

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $585,000 Property Type Unit Suburb Parkville

Period - From 01/04/2026 to 30/06/2026 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	8/104 The Avenue PARKVILLE 3052	$715,000	23/05/2026
2	2/60 OShanassy St NORTH MELBOURNE 3051	$682,500	16/05/2026
3	504/668 Swanston St CARLTON 3053	$715,000	21/04/2026

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: 24/07/2026 09:59

Nelson Alexander



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2026: $585,000

Comparable Properties



8/104 The Avenue PARKVILLE 3052 (REI)

2 1 1

Price: $715,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Apartment

Agent Comments



2/60 OShanassy St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $682,500
Method: Auction Sale
Date: 16/05/2026
Property Type: Apartment

Agent Comments



504/668 Swanston St CARLTON 3053 (REI/VG)

2 1 1

Price: $715,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

propertydata .com.au

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