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	409/459 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $560,000 Property Type Unit Suburb Parkville

Period - From 01/10/2024 to 31/12/2024 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	37/248 The Avenue PARKVILLE 3052	$1,330,000	18/11/2024
2			
3			

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: 03/02/2025 12:20

409/459 Royal Parade, Parkville Vic 3052

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Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
December quarter 2024: $560,000

Comparable Properties



37/248 The Avenue PARKVILLE 3052 (REI)

3 3 3

Price: $1,330,000
Method: Private Sale
Date: 18/11/2024
Property Type: Apartment

Agent Comments

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. The only other property worth mentioning was the sale at 5/191 Royal Parade, Parkville, which sold for $1,300,000; same accommodation but sale date was back in February, 2023.

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