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	13 Southgate Street, Parkville Vic 3052

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,730,000 Property Type House Suburb Parkville

Period - From 01/10/2024 to 30/09/2025 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	64 Princes St FLEMINGTON 3031	$1,220,000	11/10/2025
2	35 Manningham St PARKVILLE 3052	$1,255,000	11/10/2025
3	427-429 Dryburgh St NORTH MELBOURNE 3051	$1,200,000	20/09/2025

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: 12/10/2025 19:40

13 Southgate Street, Parkville Vic 3052

JellisCraig

Nicholas Corby
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3 1 0

Property Type: House
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
Year ending September 2025: $1,730,000

Comparable Properties



64 Princes St FLEMINGTON 3031 (REI)

3 1 -

Price: $1,220,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



35 Manningham St PARKVILLE 3052 (REI)

3 1 1

Price: $1,255,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House
Land Size: 218.50 sqm approx

Agent Comments



427-429 Dryburgh St NORTH MELBOURNE 3051 (REI)

3 1 -

Price: $1,200,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

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