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	208/67 GALADA AVENUE PARKVILLE VIC 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$325,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Parkville
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
702/91 GALADA AVENUE PARKVILLE VIC 3052	$378,500	24-Jul-25
13/202 THE AVENUE PARKVILLE VIC 3052	$375,000	18-Apr-25
111/445-453 ROYAL PARADE PARKVILLE VIC 3052	$373,000	05-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 22 September 2025

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702/91 GALADA AVENUE PARKVILLE VIC 3052

1 1 1

Sold Price **$378,500** Sold Date **24-Jul-25**

Distance **0.08km**



13/202 THE AVENUE PARKVILLE VIC 3052

1 1 1

Sold Price **$375,000** Sold Date **18-Apr-25**

Distance **1.68km**



111/445-453 ROYAL PARADE PARKVILLE VIC 3052

1 1 1

Sold Price RS **$373,000** Sold Date **05-Sep-25**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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