Statement of Information

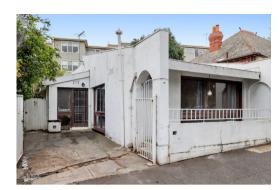
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale														
Address Including suburb and postcode			21-23 Southgate Street, Parkville Vic 3052											
Indicat	Indicative selling price													
For the	For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$890,0			000		&	\$950,0		0						
Mediar	Median sale price													
Media	an price	\$1,745,	000	Pro	operty Type	Hous	е		Subi	urb	Parkville			
Period	l - From	01/04/2	024	to	31/03/2025	5	Sc	ource	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										Pr	ice	Dat	e of sale	
1														
2														
3														
OR														
B*					epresentativ wo kilometre									
	This Statement of Information was prepared on:									23/06/2025 13:48				









Property Type: House (Res) Land Size: 219 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$950,000 Median House Price Year ending March 2025: \$1,745,000

Comparable Properties

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.

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