

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

702/91 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

8/190 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$401,000	24-Apr-25
18/190 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$380,000	28-Apr-25
3/51-53 BIGNELL STREET FLEMINGTON VIC 3031	\$350,000	29-Apr-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: 24 June 2025



**8/190 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 1  1  1

Sold Price

^{RS}

\$401,000

Sold Date

24-Apr-25

Distance

0.59km



**18/190 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 1  1  1

Sold Price

\$380,000

Sold Date

28-Apr-25

Distance

0.59km



**3/51-53 BIGNELL STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

\$350,000

Sold Date

29-Apr-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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