

# 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 704/67 Galada Avenue, Parkville, VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$495,000

&

\$540,000

### Median sale price

Median price

\$507,500

Property Type

Apartment

Suburb

Parkville (3052)

Period - From

01/03/2024

to

28/02/2025

Source

realestate.com.au

### Comparable property sales

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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
1205/91 GALADA AVENUE, PARKVILLE VIC 3052	\$510,000	18/02/2025
507/91 GALADA AVENUE, PARKVILLE VIC 3052	\$505,000	21/12/2024
607/91 GALADA AVENUE, PARKVILLE VIC 3052	\$510,000	14/10/2024

This Statement of Information was prepared on: 06/03/2025