

# 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

14 Church Street, Parkville Vic 3052

### Indicative selling price

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

Range between

\$880,000

&

\$940,000

### Median sale price

Median price

\$1,760,000

Property Type

House

Suburb

Parkville

Period - From

01/01/2024

to

31/12/2024

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.

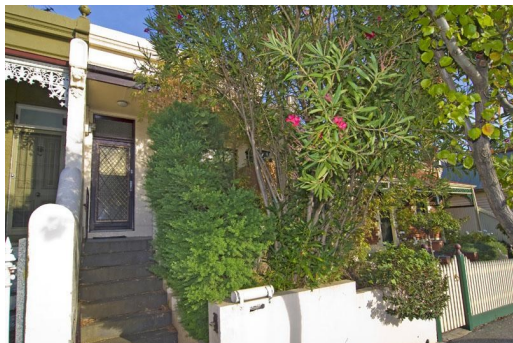
	Address of comparable property	Price	Date of sale
1	74a Chapman St NORTH MELBOURNE 3051	\$850,000	30/11/2024
2	46 Bellair St KENSINGTON 3031	\$992,000	12/10/2024
3	94 Melrose St NORTH MELBOURNE 3051	\$800,000	09/10/2024

**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:

03/02/2025 12:03



 3  2  0

**Property Type:** House (Res)

**Land Size:** 112 sqm approx

Agent Comments

**Indicative Selling Price**

\$880,000 - \$940,000

**Median House Price**

Year ending December 2024: \$1,760,000

## Comparable Properties



**74a Chapman St NORTH MELBOURNE 3051 (VG)**

Agent Comments

 3  -  -

**Price:** \$850,000

**Method:** Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 195 sqm approx



**46 Bellair St KENSINGTON 3031 (REI/VG)**

Agent Comments

 3  1  -

**Price:** \$992,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 176 sqm approx



**94 Melrose St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$800,000

**Method:** Private Sale

**Date:** 09/10/2024

**Property Type:** House (Res)

**Land Size:** 98 sqm approx

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