

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$990,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Parkville

Period - From 19/02/2024

to

18/02/2025

Source Property Data

### 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	53 Victoria St FLEMINGTON 3031	\$995,000	30/01/2025
2	46 Bellair St KENSINGTON 3031	\$992,000	12/10/2024
3	140 Curzon St NORTH MELBOURNE 3051	\$950,000	21/09/2024

**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:

19/02/2025 10:48



 3    2    0

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$990,000  
**Median House Price**  
19/02/2024 - 18/02/2025: \$1,775,000

## Comparable Properties



**53 Victoria St FLEMINGTON 3031 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$995,000  
**Method:** Sold Before Auction  
**Date:** 30/01/2025  
**Property Type:** House (Res)



**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



**140 Curzon St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

 4    1    1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 212 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655