

28/495 Royal Parade, Parkville Vic 3052



2 Bed 1 Bath 2 Car
Property Type: Apartment
Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending March 2024: \$550,000

Comparable Properties



13/649 Drummond Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car
Price: \$927,000
Method: Private Sale
Date: 10/04/2024
Property Type: Apartment
Agent Comments: North-facing apartment of similar age



9/361 Royal Parade, Parkville 3052 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$900,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: Apartment
Agent Comments: Ground level apartment of similar size. No outdoor space.



7/600 Station Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: \$882,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit
Agent Comments: Older style apartment; no car space.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

28/495 Royal Parade, Parkville Vic 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$550,000 Unit x Suburb Parkville

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
13/649 Drummond Street, CARLTON NORTH 3054	\$927,000	10/04/2024
9/361 Royal Parade, PARKVILLE 3052	\$900,000	14/12/2023
7/600 Station Street, CARLTON NORTH 3054	\$882,000	27/04/2024

This Statement of Information was prepared on:

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