

## 20/7 Manningham Street, Parkville Vic 3052



**2 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$450,000 - \$480,000  
**Median House Price**  
 Year ending September 2024:  
 \$535,000

### Comparable Properties



**37/8-32 Howlett Street, Kensington 3031 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 31/07/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable accommodation in older style block with balcony.



**19/7 Manningham Street, Parkville 3052 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 09/07/2024  
**Property Type:** Unit  
**Agent Comments:** Two bedroom apartment in the same block with a balcony.



**8/17-19 Ascot Vale Road, Flemington 3031 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 17/06/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable accommodation with two balcony spaces.

## 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

20/7 Manningham 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 \$450,000 & \$480,000

#### Median sale price

Median price \$535,000 Unit x Suburb Parkville

Period - From 01/10/2023 to 30/09/2024 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
37/8-32 Howlett Street, KENSINGTON 3031	\$460,000	31/07/2024
19/7 Manningham Street, PARKVILLE 3052	\$480,000	09/07/2024
8/17-19 Ascot Vale Road, FLEMINGTON 3031	\$455,000	17/06/2024

This Statement of Information was prepared on:

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