

315/445 Royal Parade, Parkville Vic 3052



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$375,000 - \$399,000
Median House Price
 Year ending December 2024:
 \$560,000

Comparable Properties



108/151 Princes Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$375,000
Method: Private Sale
Date: 12/02/2025
Property Type: Unit
Agent Comments: The property in comparison has the following: Inferior location, Similar floorplan & Similar size



405/288 Albert Street, Brunswick 3056 (VG)

1 Bed - Bath - Car
Price: \$395,000
Method: Sale
Date: 10/02/2025
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: The property in comparison has the following: Inferior location, Similar floorplan & Similar size



211/200 Lygon Street, Brunswick East 3057 (REI)

1 Bed 1 Bath 1 Car
Price: \$375,000
Method: Private Sale
Date: 28/01/2025
Property Type: Apartment
Agent Comments: The property in comparison has the following: Inferior location, Similar floorplan & Similar size

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

315/445 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Range between \$375,000 & \$399,000

Median sale price

Median price 560,000 Unit x Suburb Parkville

Period - From 01/01/2024 to 31/12/2024 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
108/151 Princes Street, CARLTON 3053	\$375,000	12/02/2025
405/288 Albert Street, BRUNSWICK 3056	\$395,000	10/02/2025
211/200 Lygon Street, BRUNSWICK EAST 3057	\$375,000	28/01/2025

This Statement of Information was prepared on:

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