

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

166 The Avenue, Parkville Vic 3052

Indicative selling price

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

Range between

\$3,500,000

&

\$3,850,000

Median sale price

Median price

\$1,768,444

Property Type

House

Suburb

Parkville

Period - From

01/04/2025

to

31/03/2026

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		
2		
3		

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:

22/04/2026 09:57

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 3  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

Year ending March 2026: \$1,768,444

Comparable Properties

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. There have been no relevant sales in this price bracket within Parkville in the last 6 months. The last sales of similar homes in this complex were prior to 2021.

Account - Whitefox Real Estate | P: 96459699



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