

## 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

208/67 GALADA AVENUE PARKVILLE VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$325,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 702/91 GALADA AVENUE PARKVILLE VIC 3052     | \$378,500 | 24-Jul-25 |
| 13/202 THE AVENUE PARKVILLE VIC 3052        | \$375,000 | 18-Apr-25 |
| 111/445-453 ROYAL PARADE PARKVILLE VIC 3052 | \$373,000 | 05-Sep-25 |

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 6 months.~~

This Statement of Information was prepared on: 22 September 2025



## 702/91 GALADA AVENUE PARKVILLE VIC 3052

1 1 1

Sold Price **\$378,500** Sold Date **24-Jul-25**

Distance **0.08km**



## 13/202 THE AVENUE PARKVILLE VIC 3052

1 1 1

Sold Price **\$375,000** Sold Date **18-Apr-25**

Distance **1.68km**



## 111/445-453 ROYAL PARADE PARKVILLE VIC 3052

1 1 1

Sold Price <sup>RS</sup> **\$373,000** Sold Date **05-Sep-25**

Distance **1.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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