

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

26 Emu Lane, Parkville Vic 3052

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,745,000 Property Type House Suburb Parkville

Period - From 01/04/2024 to 31/03/2025 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	6 Mincha St BRUNSWICK WEST 3055	\$1,000,000	29/03/2025
2	6 South St ASCOT VALE 3032	\$1,025,000	20/02/2025
3	49 Hockey La ASCOT VALE 3032	\$1,162,000	19/02/2025

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:

23/04/2025 12:08



3 2 2

Property Type: Townhouse
(Single)
Land Size: 155 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2025: \$1,745,000

Comparable Properties

6 Mincha St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 404 sqm approx



6 South St ASCOT VALE 3032 (REI/VG)

Agent Comments

3 2 -

Price: \$1,025,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: House (Res)
Land Size: 551 sqm approx



49 Hockey La ASCOT VALE 3032 (REI/VG)

Agent Comments

3 2 2

Price: \$1,162,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)
Land Size: 181 sqm approx

Account - Gem Realty