

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

3/86-90 CADE WAY PARKVILLE VIC 3052

Indicative selling price

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

Single Price

or range
between

\$565,000

&

\$621,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Oct 2024

to

30 Sep 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

101/94 CADE WAY PARKVILLE VIC 3052	\$608,000	30-Jul-25
13/132 PRINCES STREET FLEMINGTON VIC 3031	\$621,000	28-Aug-25
501/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$580,000	29-Jul-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: 24 October 2025



101/94 CADE WAY PARKVILLE VIC 3052

Sold Price

\$608,000

Sold Date

30-Jul-25

 2  2  1

Distance

0.05km



13/132 PRINCES STREET FLEMINGTON VIC 3031

Sold Price

^{RS} **\$621,000**

Sold Date

28-Aug-25

 2  2  1

Distance

0.69km



501/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039

Sold Price

\$580,000

Sold Date

29-Jul-25

 2  2  1

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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