

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

36/212 - 222 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Parkville

Period - From 01/04/2025 to 30/06/2025 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	8/7 Manningham St PARKVILLE 3052	\$335,000	07/07/2025
2	6/18 Lennon St PARKVILLE 3052	\$330,000	26/06/2025
3	9/10-12 Lennon St PARKVILLE 3052	\$300,000	25/06/2025

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: 15/08/2025 11:08



Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
June quarter 2025: \$615,000

Comparable Properties



8/7 Manningham St PARKVILLE 3052 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 07/07/2025
Property Type: Apartment



6/18 Lennon St PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment



9/10-12 Lennon St PARKVILLE 3052 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment