

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

302/459 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Parkville

Period - From 01/04/2026 to 30/06/2026 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	2/195 Brunswick Rd BRUNSWICK 3056	\$800,000	09/07/2026
2	8/104 The Avenue PARKVILLE 3052	\$715,000	23/05/2026
3	8/757 Park St BRUNSWICK 3056	\$760,000	10/03/2026

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: 19/08/2026 10:54



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

June quarter 2026: \$585,000

Comparable Properties



2/195 Brunswick Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment



8/104 The Avenue PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment



8/757 Park St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$760,000

Method: Sold Before Auction

Date: 10/03/2026

Property Type: Apartment