

# 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

10/196 The Avenue Avenue, Parkville Vic 3052
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$400,000
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 & 

\$440,000
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### Median sale price

Median price 

\$492,000
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 Property Type 

Unit
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 Suburb 

Parkville
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Period - From 

01/10/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	209/445 Royal Pde PARKVILLE 3052	\$412,500	13/02/2026
2	4/96 Flemington Rd PARKVILLE 3052	\$435,000	13/01/2026
3	211/92 Cade Way PARKVILLE 3052	\$420,000	30/10/2025

**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: 

05/03/2026 19:34
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**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

December quarter 2025: \$492,000

## Comparable Properties



**209/445 Royal Pde PARKVILLE 3052 (REI)**

Agent Comments



**Price:** \$412,500

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** Apartment



**4/96 Flemington Rd PARKVILLE 3052 (REI)**

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 13/01/2026

**Property Type:** Unit

**211/92 Cade Way PARKVILLE 3052 (VG)**

Agent Comments



**Price:** \$420,000

**Method:** Sale

**Date:** 30/10/2025

**Property Type:** Flat/Unit/Apartment (Res)