

## 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

1001/51-55 GALADA AVENUE PARKVILLE VIC 3052

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$518,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$478,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jan 2025

to

31 Dec 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

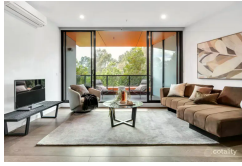
Date of sale

102/67 GALADA AVENUE PARKVILLE VIC 3052	\$492,000	28-Oct-25
708/67 GALADA AVENUE PARKVILLE VIC 3052	\$451,000	28-Oct-25
702/61 GALADA AVENUE PARKVILLE VIC 3052	\$422,000	29-Sep-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: 12 January 2026


**102/67 GALADA AVENUE  
PARKVILLE VIC 3052**
 2
  1
  1

 Sold Price **\$492,000** Sold Date **28-Oct-25**

 Distance **0.1km**

**708/67 GALADA AVENUE  
PARKVILLE VIC 3052**
 2
  1
  1

 Sold Price **\$451,000** Sold Date **28-Oct-25**

 Distance **0.1km**

**702/61 GALADA AVENUE  
PARKVILLE VIC 3052**
 2
  1
  1

 Sold Price **\$422,000** Sold Date **29-Sep-25**

 Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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