

# 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

18/202 The 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)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$492,000 Property Type Unit Suburb Parkville

Period - From 01/04/2025 to 31/03/2026 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	12/607 Park St BRUNSWICK 3056	\$650,000	19/02/2026
2	7/104 The Avenue PARKVILLE 3052	\$630,000	19/01/2026
3	107/950 Swanston St CARLTON 3053	\$630,000	14/01/2026

**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:

22/04/2026 10:16

18/202 The Avenue, Parkville Vic 3052



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
Year ending March 2026: \$492,000

## Comparable Properties



**12/607 Park St BRUNSWICK 3056 (REI)**

[Agent Comments](#)



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 19/02/2026  
**Property Type:** Apartment



**7/104 The Avenue PARKVILLE 3052 (REI/VG)**

[Agent Comments](#)



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** Apartment



**107/950 Swanston St CARLTON 3053 (REI)**

[Agent Comments](#)



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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