

# 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 5/46 Manningham Street, 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 \$620,000 & \$680,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Parkville

Period - From 01/01/2025 to 31/12/2025 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	3/270 Union St BRUNSWICK WEST 3055	\$661,000	05/02/2026
2	7/104 The Avenue PARKVILLE 3052	\$630,000	19/01/2026
3	2/1a Canning St NORTH MELBOURNE 3051	\$700,000	25/10/2025

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: 04/03/2026 10:40



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
Year ending December 2025: \$510,000

## Comparable Properties



**3/270 Union St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

2   1   1

**Price:** \$661,000  
**Method:** Private Sale  
**Date:** 05/02/2026  
**Property Type:** Unit



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

**Agent Comments**

2   1   1

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



**2/1a Canning St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133



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