

16/92 The Avenue Avenue, Parkville Vic 3052



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 June quarter 2026: \$585,000

Comparable Properties



216/101 Grattan Street CARLTON 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$600,000
Method: Private Sale
Date: 17/07/2026
Property Type: Apartment
Agent Comments: Smaller apartment in larger complex.
 Fair condition



8/1023 Rathdowne Street CARLTON NORTH 3054 (REI)

2 Bed 1 Bath 1 Car
Price: \$660,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Apartment
Agent Comments: Ground level apartment in good order.
 No outdoor area.



33/2 Centennial Avenue BRUNSWICK WEST 3055 (REI)

2 Bed 1 Bath 1 Car
Price: \$640,000
Method: Private Sale
Date: 22/06/2026
Property Type: Apartment
Agent Comments: Similar age and style of apartment.
 Ground level. Smaller area.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

16/92 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

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

Median sale price

Median price \$585,000 Unit x Suburb Parkville

Period - From 01/04/2025 to 30/06/2026 Source REIV

Comparable property sales

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
216/101 Grattan Street CARLTON 3053	\$600,000	17/07/2026
8/1023 Rathdowne Street CARLTON NORTH 3054	\$660,000	04/07/2026
33/2 Centennial Avenue BRUNSWICK WEST 3055	\$640,000	22/06/2026

This Statement of Information was prepared on:

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