

## 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

209/80 CADE WAY 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Parkville

Period-from

01 Apr 2025

to

31 Mar 2026

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 102/90 CADE WAY PARKVILLE VIC 3052      | \$440,000 | 12-Mar-26 |
| 706/91 GALADA AVENUE PARKVILLE VIC 3052 | \$480,000 | 17-Dec-25 |
| 411/67 GALADA AVENUE PARKVILLE VIC 3052 | \$450,000 | 10-Feb-26 |

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: 06 April 2026



**102/90 CADE WAY PARKVILLE VIC 3052** Sold Price <sup>RS</sup> **\$440,000** Sold Date **12-Mar-26**  
 Distance **0.07km**

2 1 1



**706/91 GALADA AVENUE PARKVILLE VIC 3052** Sold Price **\$480,000** Sold Date **17-Dec-25**  
 Distance **0.17km**

2 1 1



**411/67 GALADA AVENUE PARKVILLE VIC 3052** Sold Price **\$450,000** Sold Date **10-Feb-26**  
 Distance **0.24km**

2 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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