

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

22 Sauvage Street, Parkville Vic 3052

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Parkville

Period - From 01/04/2024

to

31/03/2025

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	103 Parkville Av PARKVILLE 3052	\$1,628,000	04/04/2025
2	49 Strickland Rd PARKVILLE 3052	\$1,635,000	19/02/2025
3	40 Strickland Rd PARKVILLE 3052	\$1,820,000	29/01/2025

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:

06/06/2025 14:37



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5 2 2

Property Type: House
Land Size: 401 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending March 2025: \$1,745,000

Comparable Properties



103 Parkville Av PARKVILLE 3052 (REI/VG)

Agent Comments

5 2 2

Price: \$1,628,000
Method: Sold Before Auction
Date: 04/04/2025
Property Type: House (Res)
Land Size: 366 sqm approx



49 Strickland Rd PARKVILLE 3052 (REI/VG)

Agent Comments

4 2 2

Price: \$1,635,000
Method: Private Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 374 sqm approx



40 Strickland Rd PARKVILLE 3052 (REI/VG)

Agent Comments

4 2 2

Price: \$1,820,000
Method: Sold Before Auction
Date: 29/01/2025
Property Type: House (Res)
Land Size: 384 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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