

## 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

404/67 GALADA AVENUE PARKVILLE VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

404/91 GALADA AVENUE PARKVILLE VIC 3052	\$560,000	26-Jan-24
516/91 GALADA AVENUE PARKVILLE VIC 3052	\$535,000	09-Feb-24
607/91 GALADA AVENUE PARKVILLE VIC 3052	\$510,000	14-Oct-24

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: 05 June 2025

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**404/91 GALADA AVENUE  
PARKVILLE VIC 3052**

 2  2  1

Sold Price **\$560,000** Sold Date **26-Jan-24**

Distance **0.08km**



**516/91 GALADA AVENUE  
PARKVILLE VIC 3052**

 2  2  1

Sold Price **\$535,000** Sold Date **09-Feb-24**

Distance **0.08km**



**607/91 GALADA AVENUE  
PARKVILLE VIC 3052**

 2  2  1

Sold Price **\$510,000** Sold Date **14-Oct-24**

Distance **0.08km**

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

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