

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

41/2 Macarthur Road, Parkville Vic 3052

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$442,500

Property Type Unit

Suburb Parkville

Period - From 01/01/2026

to 31/03/2026

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	105/228 The Avenue PARKVILLE 3052	\$1,780,000	03/12/2025
2			
3			

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:

08/04/2026 12:17

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Unit Price

March quarter 2026: \$442,500



3 2 2

Property Type: Apartment
-Penthouse
Land Size: 260 sqm approx
Agent Comments

Comparable Properties



105/228 The Avenue PARKVILLE 3052 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: Unit

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.