

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

6/40 Leonard Street, Parkville Vic 3052

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Parkville

Period - From

01/01/2025

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	10/837 Park St BRUNSWICK 3056	\$660,000	27/03/2025
2	9/369 Abbotsford St NORTH MELBOURNE 3051	\$693,000	06/03/2025
3	17/38 Chapman St NORTH MELBOURNE 3051	\$670,000	14/02/2025

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:

07/05/2025 13:35



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



10/837 Park St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 27/03/2025

Property Type: Apartment



9/369 Abbotsford St NORTH MELBOURNE 3051 (REI/VG) Agent Comments

2 1 1

Price: \$693,000

Method: Auction Sale

Date: 06/03/2025

Property Type: Apartment



17/38 Chapman St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 14/02/2025

Property Type: Apartment