

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

702/67 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Parkville

Period - From 01/07/2025

to 30/06/2026

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	3/67 Galada Av PARKVILLE 3052	\$400,000	12/08/2026
2	305/67 Galada Av PARKVILLE 3052	\$430,000	28/05/2026
3	507/67 Galada Av PARKVILLE 3052	\$420,000	16/02/2026

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:

31/08/2026 18:30



2
 1
 1

Property Type: Apartment

Agent Comments

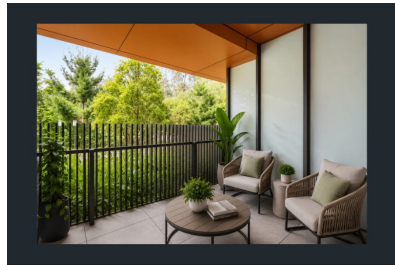
Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2026: \$500,000

Comparable Properties



3/67 Galada Av PARKVILLE 3052 (REI)

Agent Comments

2
 1
 1

Price: \$400,000

Method:

Date: 12/08/2026

Property Type: Unit



305/67 Galada Av PARKVILLE 3052 (REI/VG)

Agent Comments

2
 1
 1

Price: \$430,000

Method: Private Sale

Date: 28/05/2026

Property Type: Apartment



507/67 Galada Av PARKVILLE 3052 (VG)

Agent Comments

2
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Price: \$420,000

Method: Sale

Date: 16/02/2026

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP | P: 03 8888 1011