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	G7/67 GALADA AVENUE PARKVILLE VIC 3052

Indicative selling price

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

~~Single Price~~		or range between	$650,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Parkville
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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
204/77 GALADA AVENUE PARKVILLE VIC 3052	$680,100	18-Jun-25
9/39-41 FLEMINGTON STREET TRAVANCORE VIC 3032	$750,000	23-Nov-25
5/3-5 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055	$720,000	27-Jul-26

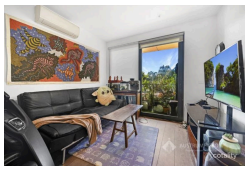
OR

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: 10 August 2026

CEDAR ELM

Cici Yang
P 03 7036 6886
M 0452631220
E cici@cedarelm.com.au



204/77 GALADA AVENUE PARKVILLE VIC 3052

3 2 2

Sold Price **$680,100** Sold Date **18-Jun-25**

Distance **0.04km**

9/39-41 FLEMINGTON STREET TRAVANCORE VIC 3032

3 2 2

Sold Price **$750,000** Sold Date **23-Nov-25**

Distance **0.48km**

5/3-5 CENTENNIAL AVENUE BRUNSWICK WEST VIC 3055

3 1 1

Sold Price RS **$720,000** UN Sold Date **27-Jul-26**

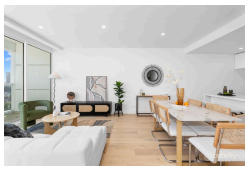
Distance **1.01km**

123/108-124 UNION STREET BRUNSWICK VIC 3056

3 1 2

Sold Price **$630,000** Sold Date **29-Mar-25**

Distance **1.47km**



911/111 CANNING STREET NORTH MELBOURNE VIC 3051

3 2 2

Sold Price **$670,000** Sold Date **20-Jan-26**

Distance **1.84km**

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

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