

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

809/91 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Parkville

Period-from

01 Sep 2025

to

31 Aug 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

1106/91 GALADA AVENUE PARKVILLE VIC 3052	\$356,000	02-Sep-26
706/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$354,000	28-May-26
5/82 CADE WAY PARKVILLE VIC 3052	\$370,000	06-Aug-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: 29 September 2026



1106/91 GALADA AVENUE PARKVILLE VIC 3052

 1  1  1

Sold Price **\$356,000** Sold Date **02-Sep-26**

Distance **0km**



706/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

 2  1  1

Sold Price **\$354,000** Sold Date **28-May-26**

Distance **0.61km**



5/82 CADE WAY PARKVILLE VIC 3052

 1  1  1

Sold Price **\$370,000** Sold Date **06-Aug-26**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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