

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

606/91 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between

\$470,000

&

\$480,000

Median sale price

Median price

\$487,500

Property Type

Unit

Suburb

Parkville

Period - From

03/08/2025

to

02/08/2026

Source

Property Data

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	706/91 Galada Av PARKVILLE 3052	\$480,000	13/04/2026
2	1001/51 Galada Av PARKVILLE 3052	\$470,000	18/02/2026
3	617/91 Galada Av PARKVILLE 3052	\$490,000	18/05/2026

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:

03/08/2026 14:02



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$480,000

Median Unit Price

03/08/2025 - 02/08/2026: \$487,500

Comparable Properties



706/91 Galada Av PARKVILLE 3052 (REI)

Agent Comments

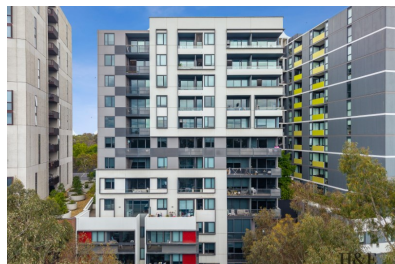
 2  1  1

Price: \$480,000

Method:

Date: 13/04/2026

Property Type: Apartment



1001/51 Galada Av PARKVILLE 3052 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method:

Date: 18/02/2026

Property Type: Apartment



617/91 Galada Av PARKVILLE 3052 (VG)

Agent Comments

 2  2  1

Price: \$490,000

Method: Sale

Date: 28/04/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355