

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

508/91 Galada Ave, 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

\$350,000

\$385,000

Median sale price

Median price

\$380,000

Property type

Apartment

Suburb

Parkville VIC 3052

Period - From

01 Sept
2025

to

31 Aug
2025

Source

REA

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
1108/51 Galada Avenue, Parkville, Vic 3052	\$380,000	10 Jun 2026
1106/91 Galada Avenue, Parkville, Vic 3052	\$356,000	02 Sep 2026
1003/61 Galada Avenue, Parkville, Vic 3052	\$370,000	18 May 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: 22/09/2026 11:00