## 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

3/86-90 CADE WAY 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	\$565,000	&	\$621,500
3	between	* ,		, , , , , , , , , , , , , , , , , , , ,

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$500,000	Prop	erty type	ty type Unit		Suburb	Parkville
Period-from	01 Oct 2024	to	30 Sep 2	2025	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
101/94 CADE WAY PARKVILLE VIC 3052	\$608,000	30-Jul-25
13/132 PRINCES STREET FLEMINGTON VIC 3031	\$621,000	28-Aug-25
501/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$580,000	29-Jul-25

#### 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: 24 October 2025





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101/94 CADE WAY PARKVILLE VIC Sold Price 3052

\$608,000 Sold Date 30-Jul-25

二 2

Distance

0.05km



13/132 PRINCES STREET **FLEMINGTON VIC 3031** 

₽ 2

₾ 2

Sold Price

\*\* \$621,000 Sold Date 28-Aug-25

Distance 0.69km



501/525 MT ALEXANDER ROAD **MOONEE PONDS VIC 3039** 

二 2

₽ 2

Sold Price

**\$580,000** Sold Date **29-Jul-25** 

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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