

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

101/80 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Parkville

Period-from

01 Apr 2025

to

31 Mar 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

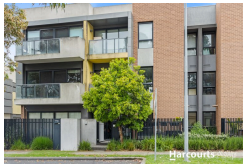
Date of sale

3/86-90 CADE WAY PARKVILLE VIC 3052	\$599,000	04-Dec-25
1008/61 GALADA AVENUE PARKVILLE VIC 3052	\$520,000	12-Nov-25
304/91 GALADA AVENUE PARKVILLE VIC 3052	\$521,000	28-Jan-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: 16 April 2026


**3/86-90 CADE WAY PARKVILLE
VIC 3052**
 2  2  1

Sold Price

\$599,000

 Sold Date **04-Dec-25**

 Distance **0.07km**

**1008/61 GALADA AVENUE
PARKVILLE VIC 3052**
 2  2  1

Sold Price

\$520,000

 Sold Date **12-Nov-25**

 Distance **0.31km**

**304/91 GALADA AVENUE
PARKVILLE VIC 3052**
 2  2  1

Sold Price

\$521,000

 Sold Date **28-Jan-26**

 Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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