

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and postcode

2 Galada Avenue, Parkville Vic 3052

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	2	2	N/A	524

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$1,700,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$1,789,333

Property type House

Suburb Parkville

Period: from 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	93 Parkville Av PARKVILLE 3052				
Sale price	\$1,728,666	Date of sale	02/05/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	2	2	N/A	N/A

Comparable property 2

Address	50 Strickland Rd PARKVILLE 3052				
Sale price	\$1,690,000	Date of sale	27/04/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	2	2	N/A	357

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Only 2 properties have sold in the described time frame in the estate. Other results are of period style homes which are not comparable to a modern home in this location.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price

Unconditional sale date

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=60c3d5da5b6d9359355c1b6ed9e71561>

2 Galada Avenue, Parkville Vic 3052



 5  2  2

Property Type: House
Land Size: 524 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000

Median House Price
June quarter 2026: \$1,789,333

Comparable Properties



93 Parkville Av PARKVILLE 3052 (REI)

 5  2  2

Price: \$1,728,666
Method: Private Sale
Date: 02/05/2026
Property Type: House

Agent Comments

Conmparable presentation, inferior size, Comparable location



50 Strickland Rd PARKVILLE 3052 (REI)

 5  2  2

Price: \$1,690,000
Method: Private Sale
Date: 27/04/2026
Property Type: House
Land Size: 357 sqm approx

Agent Comments

comparable location, inferior size, inferior presentation.

Only 2 properties have sold in the described time frame in the estate. Other results are of period style homes which are not comparable to a modern home in this location.

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