

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

5/82 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

Unit

Suburb

Parkville

Period-from

01 Feb 2025

to

31 Jan 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

2410/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$400,000	29-Sep-25
517/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$385,000	06-Dec-25
1/7-11 DARTFORD STREET FLEMINGTON VIC 3031	\$375,000	25-Sep-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: 17 February 2026



**2410/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 1  1  1

Sold Price

\$400,000

Sold Date

29-Sep-25

Distance

0.76km



**517/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

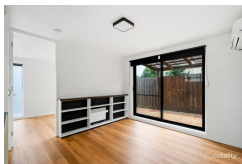
\$385,000

Sold Date

06-Dec-25

Distance

1.81km



**1/7-11 DARTFORD STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

\$375,000

Sold Date

25-Sep-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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