

WE KNOW PARK- VILLE

SUBURB PROFILE



motionproperty

PARKVILLE



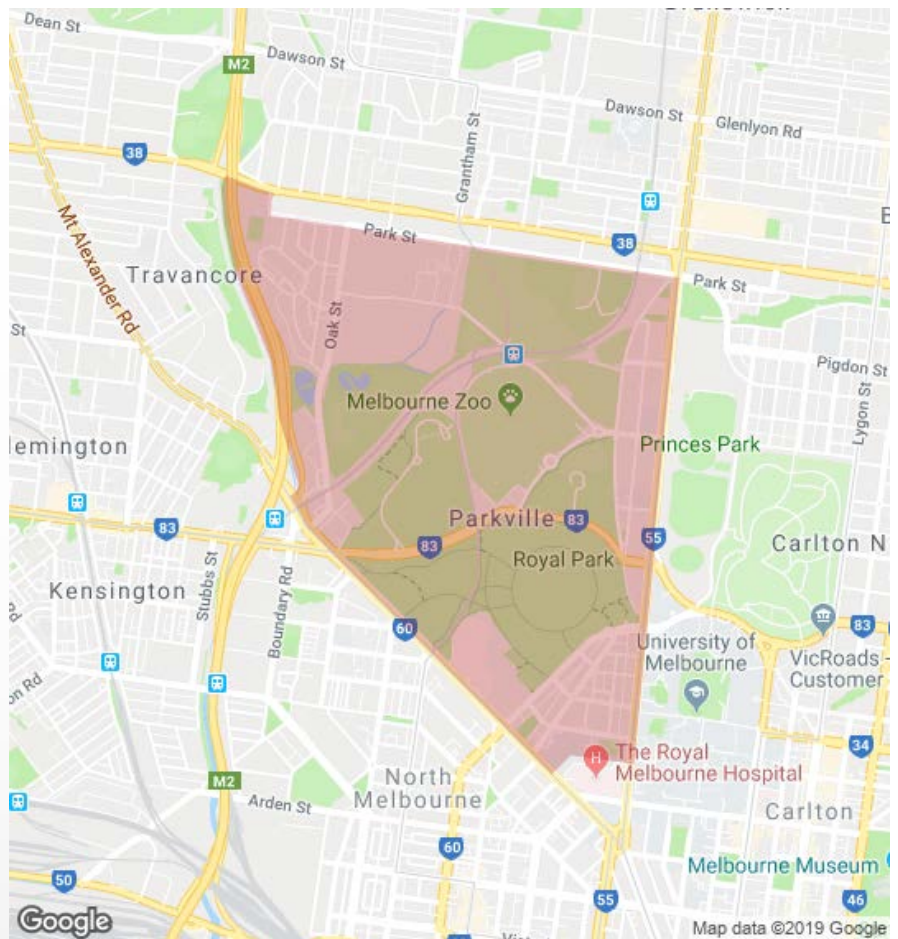
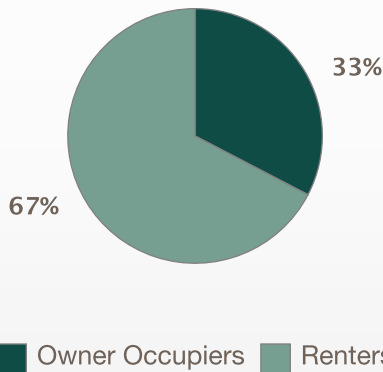
3.1km
Distance from GPO



7.4k
Population
↑19.8%
5 year population change



10 years
Average length of ownership



The size of Parkville is approximately 4.1 square kilometres. It has 17 parks covering nearly 37.5% of total area. The population of Parkville in 2011 was 6,192 people. By 2016 the population was 7,417 showing a population growth of 19.8% in the area during that time. The predominant age group in Parkville is 20-29 years. Households in Parkville are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Parkville work in a professional occupation. In 2011, 39% of the homes in Parkville were owner-occupied compared with 31.6% in 2016. Currently the median sales price of houses in the area is \$1,760,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



619

24

\$1,951,842

12



2,081

62

\$487,367

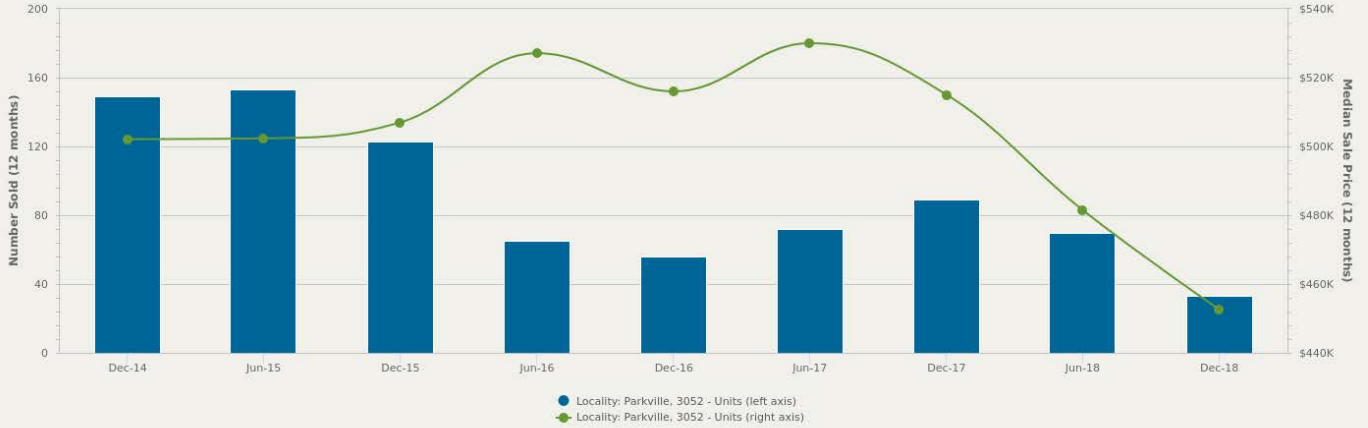
46

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE

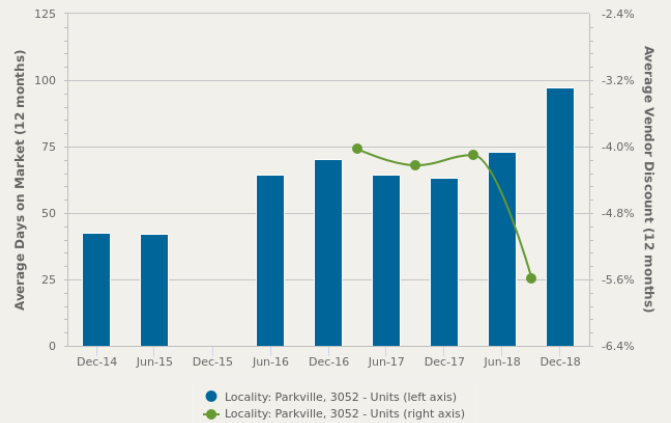
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$578,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

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Median Price*

\$452,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$424,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

11

1
BEDROOMS



6/82 Cade Way Parkville VIC 3052

Listed on 15 Mar 2019
Not Disclosed



109/67 Galada Avenue Parkville VIC 3052

Listed on 15 Mar 2019
Not Disclosed



1211/91 Galada Avenue Parkville VIC 3052

Sold on 27 Feb 2019
\$430,000



22/283 Royal Parade Parkville VIC 3052

Sold on 25 Feb 2019
\$415,000*



22

2
BEDROOMS



210/86-90 Cade Way Parkville VIC 3052

Listed on 18 Mar 2019
Price On Application



81-97 Galada Avenue Parkville VIC 3052

Listed on 18 Mar 2019
\$420,000



12/202 The Avenue Parkville VIC 3052

Sold on 02 Mar 2019
\$605,000*



203/61 Galada Avenue Parkville VIC 3052

Sold on 04 Feb 2019
\$425,000*



12

3
BEDROOMS



1/44 Manningham Street Parkville VIC 3052

Listed on 15 Mar 2019
Not Disclosed



63 Manningham Street Parkville VIC 3052

Listed on 15 Mar 2019
Not Disclosed



12/2 Manningham Street Parkville VIC 3052

Sold on 15 Dec 2018
\$980,000



1/10 Manchester Lane Parkville VIC 3052

Sold on 26 Sep 2018
\$720,000

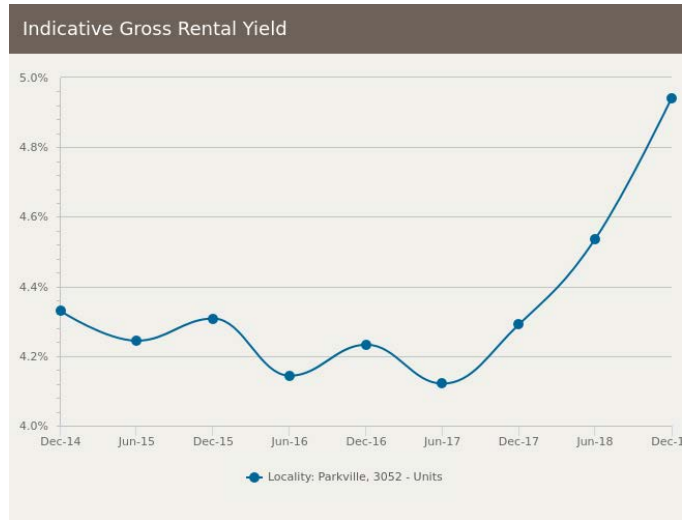
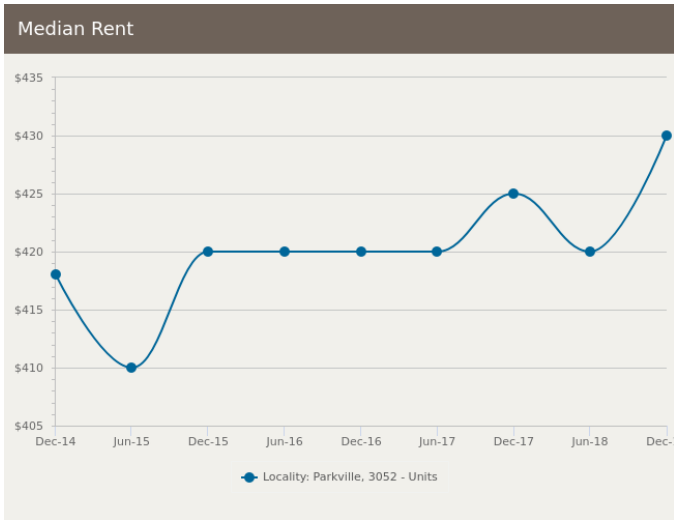


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

29

1
BEDROOMS

<p>109/94 Cade Way Parkville VIC 3052 Listed on 18 Mar 2019 \$400/W</p> <p> 1 1 </p>	<p>508/51-55 Galada Avenue Parkville VIC 3052 Listed on 15 Mar 2019 \$400/W</p> <p> 1 1 </p>
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33

2
BEDROOMS

<p>426/109 Manningham Street Parkville VIC 3052 Listed on 16 Mar 2019 \$460/W</p> <p> 1 2 </p>	<p>1/90 Cade Way Parkville VIC 3052 Listed on 15 Mar 2019 \$445/W</p> <p> 1 2 3,249m²</p>
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4

3
BEDROOMS

<p>10/78 The Avenue Parkville VIC 3052 Listed on 18 Mar 2019 \$635/W</p> <p> 1 1 1,936m²</p>	<p>15/196 The Avenue Parkville VIC 3052 Listed on 18 Mar 2019 \$3,693/W</p> <p> 2 2 2,488m²</p>
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= number of units observed as On the Market for Rent within the last month

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