

# 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

11a Ellerslie Street, Kingsbury Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$485,000

### Median sale price

Median price \$573,250

Property Type Unit

Suburb Kingsbury

Period - From 01/07/2024

to 30/09/2024

Source REIV

### 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 six 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
1	2/20 Crookston Rd RESERVOIR 3073	\$495,000	12/10/2024
2	11d Ellerslie St KINGSBURY 3083	\$485,000	17/09/2024
3	8/54-56 St Vigeons Rd RESERVOIR 3073	\$522,500	11/07/2024

**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 six months.~~

This Statement of Information was prepared on:

11/12/2024 09:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$485,000  
**Median Unit Price**  
September quarter 2024: \$573,250

## Comparable Properties



**2/20 Crookston Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$495,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** Unit



**11d Ellerslie St KINGSBURY 3083 (REI)**

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 17/09/2024  
**Property Type:** Unit



**8/54-56 St Vigeons Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$522,500  
**Method:** Private Sale  
**Date:** 11/07/2024  
**Property Type:** Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100