

# 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

34 Maryborough Avenue, Kingsbury Vic 3083

### Indicative selling price

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

Single price

\$799,000

### Median sale price

Median price

\$820,750

Property Type

House

Suburb

Kingsbury

Period - From

01/04/2024

to

31/03/2025

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	30 Flag St KINGSBURY 3083	\$790,000	12/04/2025
2	8 Green Av KINGSBURY 3083	\$795,000	13/02/2025
3	12 Maryborough Av KINGSBURY 3083	\$802,500	09/11/2024

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:

12/04/2025 15:32



3 1 2

Property Type: House (Res)  
Land Size: 176 sqm approx  
Agent Comments

Indicative Selling Price  
\$799,000  
Median House Price  
Year ending March 2025: \$820,750

Comparable Properties



30 Flag St KINGSBURY 3083 (REI)

Agent Comments

3 1 3

Price: \$790,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House



8 Green Av KINGSBURY 3083 (REI)

Agent Comments

3 1 3

Price: \$795,000  
Method: Private Sale  
Date: 13/02/2025  
Property Type: House (Res)



12 Maryborough Av KINGSBURY 3083 (REI)

Agent Comments

3 2 2

Price: \$802,500  
Method: Auction Sale  
Date: 09/11/2024  
Property Type: House (Res)  
Land Size: 497 sqm approx