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

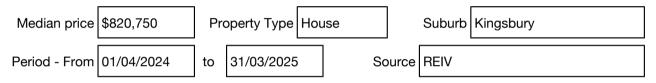
34 Maryborough Avenue, Kingsbury Vic 3083

Indicative selling price

For the meaning	of this	price see	consumer.vic.go	v.au/underquoting
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Single price \$799,000

Median sale price



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.

Add	dress 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



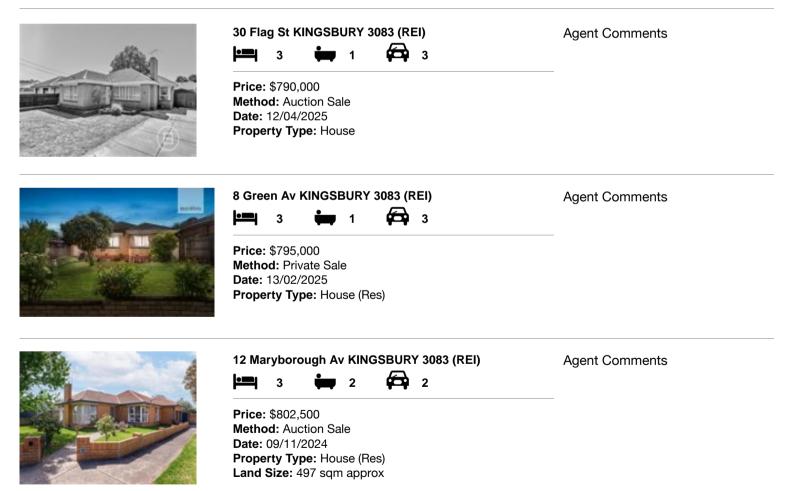
♥ I C P R O P





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



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