

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

1/31 Highland Street, Kingsbury Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$470,000

Median sale price

Median price \$552,500 Property Type Unit Suburb Kingsbury

Period - From 01/01/2024 to 31/12/2024 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	1/7 Drysdale St RESERVOIR 3073	\$441,188	24/02/2025
2	11a Ellerslie St KINGSBURY 3083	\$475,000	31/01/2025
3	1/141 Rathcown Rd RESERVOIR 3073	\$470,000	16/12/2024

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:

04/03/2025 13:26



2 1 2

Property Type: Unit
Land Size: 132 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
Year ending December 2024: \$552,500

Comparable Properties



1/7 Drysdale St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$441,188
Method: Sold Before Auction
Date: 24/02/2025
Property Type: Unit
Land Size: 129 sqm approx



11a Ellerslie St KINGSBURY 3083 (REI)

Agent Comments

2 1 2

Price: \$475,000
Method: Private Sale
Date: 31/01/2025
Property Type: Unit



1/141 Rathcown Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 16/12/2024
Property Type: Unit

Account - VICPROP | P: 03 8888 1011