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 betweer	\$440,000		&		\$470,000			
Median sale price								
Median price	\$552,500	Pro	operty Type	Unit			Suburb	Kingsbury
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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









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) 2 1 1 1 Price: \$441,188 Method: Sold Before Auction Date: 24/02/2025 Property Type: Unit Land Size: 129 sqm approx	Agent Comments
11a Ellerslie St KINGSBURY 3083 (REI) 1 1 2 Price: \$475,000 Method: Private Sale Date: 31/01/2025 Property Type: Unit	Agent Comments
1/141 Rathcown Rd RESERVOIR 3073 (REI/VG) 2 1 Price: \$470,000 Method: Private Sale Date: 16/12/2024 Property Type: Unit	Agent Comments

Account - VICPROP | P: 03 8888 1011



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