

# 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 81 Empress Avenue, Kingsville Vic 3012

### Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,143,500 Property Type House Suburb Kingsville

Period - From 12/02/2024 to 11/02/2025 Source Property Data

### 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 | 23 Queensville St KINGSVILLE 3012 | \$1,285,000 | 22/11/2024   |
| 2 | 70 Coronation St KINGSVILLE 3012  | \$1,345,000 | 25/09/2024   |
| 3 | 126 Empress Av KINGSVILLE 3012    | \$1,247,500 | 13/09/2024   |

**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: 12/02/2025 11:48



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 275 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,300,000  
**Median House Price**  
 12/02/2024 - 11/02/2025: \$1,143,500

## Comparable Properties



**23 Queensville St KINGSVILLE 3012 (REI/VG)**

Agent Comments



**Price:** \$1,285,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2024  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx



**70 Coronation St KINGSVILLE 3012 (REI/VG)**

Agent Comments



**Price:** \$1,345,000  
**Method:** Sold Before Auction  
**Date:** 25/09/2024  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx



**126 Empress Av KINGSVILLE 3012 (REI/VG)**

Agent Comments



**Price:** \$1,247,500  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx

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