

# 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

3/20 Dunne Street, Kingsbury Vic 3083

### Indicative selling price

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

Range between \$500,000 & \$540,000

### 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	8b Ellerslie St KINGSBURY 3083	\$532,000	01/02/2025
2	4/96 Darebin Blvd RESERVOIR 3073	\$555,000	23/12/2024
3	2/20 Dunne St KINGSBURY 3083	\$520,000	12/11/2024

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:

24/02/2025 17:48



Property Type:  
Agent Comments

Indicative Selling Price  
\$500,000 - \$540,000  
Median Unit Price  
Year ending December 2024: \$552,500

## Comparable Properties



8b Ellerslie St KINGSBURY 3083 (REI)

Agent Comments



Price: \$532,000  
Method: Auction Sale  
Date: 01/02/2025  
Property Type: Unit  
Land Size: 162 sqm approx



4/96 Darebin Blvd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$555,000  
Method: Private Sale  
Date: 23/12/2024  
Property Type: Unit



2/20 Dunne St KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$520,000  
Method: Private Sale  
Date: 12/11/2024  
Property Type: Unit

Account - Harcourts Vermont South | P: 03 98861008