

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

12/57 KINGSVILLE STREET KINGSVILLE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

10/73 KINGSVILLE STREET KINGSVILLE VIC 3012	\$290,000	08-Oct-25
6/6 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$288,000	18-Aug-25
1/709 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$250,000	21-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 19 November 2025



**10/73 KINGSVILLE STREET
KINGSVILLE VIC 3012**

1 1 1

Sold Price

^{RS}

\$290,000

Sold Date

08-Oct-25

Distance

0.16km



**6/6 HATFIELD COURT WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

\$288,000

Sold Date

18-Aug-25

Distance

0.85km



**1/709 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

\$250,000

Sold Date

21-Aug-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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