

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

2-27 Highland Street, Kingsbury Vic 3083

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$376,250

Property Type

Unit

Suburb

Kingsbury

Period - From

01/07/2025

to

30/09/2025

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	2/88 Purinuan Rd RESERVOIR 3073	\$563,000	29/09/2025
2	4/64 Andrews Av RESERVOIR 3073	\$562,000	31/07/2025
3			

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:

01/12/2025 11:45



 2  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$565,000
Median Unit Price
September quarter 2025: \$376,250

Comparable Properties



2/88 Purinuan Rd RESERVOIR 3073 (REI) Agent Comments

 2  1  1

Price: \$563,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit
Land Size: 107.54 sqm approx



4/64 Andrews Av RESERVOIR 3073 (REI/VG) Agent Comments

 2  1  1

Price: \$562,000
Method: Private Sale
Date: 31/07/2025
Property Type: Unit

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.

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