

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

2/8 Garden Close, Kingsbury Vic 3083

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$851,000

Property Type House

Suburb Kingsbury

Period - From 01/10/2024

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	1/111 Hickford St RESERVOIR 3073	\$765,000	17/10/2025
2	1/61 North Rd RESERVOIR 3073	\$835,000	23/09/2025
3	2/152 Greenhills Rd BUNDOORA 3083	\$810,000	16/08/2025

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:

20/10/2025 16:58



3 1 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median House Price
Year ending September 2025: \$851,000

Comparable Properties



1/111 Hickford St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$765,000
Method: Private Sale
Date: 17/10/2025
Property Type: Townhouse (Single)
Land Size: 250 sqm approx



1/61 North Rd RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$835,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)
Land Size: 240 sqm approx



2/152 Greenhills Rd BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 1

Price: \$810,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)
Land Size: 213 sqm approx