Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/8 Garden Close, Kingsbury Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000	&	\$820,000
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Median sale price

Median price \$851,00	0 Pro	operty Type	ouse	Sub	ourb	Kingsbury
Period - From 01/10/2	024 to	30/09/2025	So	urceREI	V	

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

Aut	areas or comparable property	1 1100	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

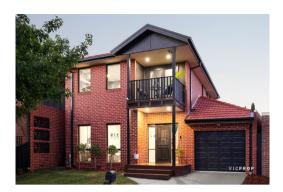
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2025 16:58



Date of sale











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)

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3





2

Agent Comments

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)

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2

Agent Comments

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)

4



y 2



1

Price: \$810,000 Method: Auction Sale Date: 16/08/2025

Property Type: Townhouse (Res) **Land Size:** 213 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011





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