Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$475,000	Pro	perty Type Un	it		Suburb	Kingsbury
Period - From	01/10/2024	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	9/696 Plenty Rd RESERVOIR 3073	\$320,000	16/10/2025
2	303B/1093 Plenty Rd BUNDOORA 3083	\$330,000	09/06/2025
3	312/21 Plenty Rd BUNDOORA 3083	\$325,000	17/04/2025

OR

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

This Statement of Information was prepared on:	16/10/2025 17:19









Property Type: Unit Agent Comments

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** Year ending September 2025: \$475,000

Comparable Properties



9/696 Plenty Rd RESERVOIR 3073 (REI)

Price: \$320,000 Method: Private Sale Date: 16/10/2025

Property Type: Apartment

Agent Comments



303B/1093 Plenty Rd BUNDOORA 3083 (REI/VG)





Price: \$330,000 Method: Private Sale Date: 09/06/2025

Property Type: Apartment

Agent Comments



312/21 Plenty Rd BUNDOORA 3083 (REI/VG)



Price: \$325,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment

Agent Comments

Account - VICPROP | P: 03 8888 1011





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