

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

3/8 O'Connell Street, Kingsbury Vic 3083

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$475,000

Property Type Unit

Suburb Kingsbury

Period - From 01/01/2025

to 31/03/2025

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	3/33 Crookston Rd RESERVOIR 3073	\$595,000	27/06/2025
2	3/4 Clingin St RESERVOIR 3073	\$588,888	21/06/2025
3	2/17 Summerhill Rd RESERVOIR 3073	\$590,000	27/04/2025

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:

02/07/2025 10:06



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
March quarter 2025: \$475,000

Comparable Properties



3/33 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$595,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Res)
Land Size: 105 sqm approx

3/4 Clingin St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$588,888
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 150 sqm approx



2/17 Summerhill Rd RESERVOIR 3073 (VG)

Agent Comments

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Price: \$590,000
Method: Sale
Date: 27/04/2025
Property Type: Townhouse (Conjoined)