### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

4/75 Kingsville Street, Kingsville Vic 3012

#### Indicative selling price

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

Range between \$420,000 & \$460,000	Range between	\$420,000	&	\$460,000
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#### Median sale price

Median price	\$481,000	Pro	perty Type Ur	it		Suburb	Kingsville
Period - From	11/11/2024	to	10/11/2025	So	urce	Property	/ Data

# 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	12/21 Bellairs Av SEDDON 3011	\$452,000	16/10/2025
2	7/101 Simpson St YARRAVILLE 3013	\$480,000	07/10/2025
3	8/75 Kingsville St KINGSVILLE 3012	\$422,000	19/09/2025

#### 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:	11/11/2025 17:04









Rooms: 3

Property Type: Strata Unit/Flat Land Size: 58 sqm approx

Agent Comments

Renovated two bedroom ground floor flat in a block of 11 units.

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price 11/11/2024 - 10/11/2025: \$481,000

# Comparable Properties



12/21 Bellairs Av SEDDON 3011 (REI)

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Price: \$452,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: Apartment

Agent Comments

Two bedroom updated flat, not as renovated internally and in a larger complex. But in a higher sale price

suburb



7/101 Simpson St YARRAVILLE 3013 (REI)

2





**3** 1

**Agent Comments** 

Two bedroom renovated flat, slightly smaller block, but the block in worse condition. Located in a higher sale

price suburb

Price: \$480,000 Method: Private Sale Date: 07/10/2025 Rooms: 2

Property Type: Apartment

8/75 Kingsville St KINGSVILLE 3012 (REI)

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Price: \$422,000 Method: Private Sale Date: 19/09/2025 Property Type: Flat **Agent Comments** 

Two bedroom renovated flat in the same complex, the bathroom was not renovated in this unit.

Account - Jas Stephens - Yarraville | P: 03 93169000





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