

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

46 Browning Street, Kingsbury Vic 3083

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$812,500

Property Type

House

Suburb

Kingsbury

Period - From

05/03/2024

to

04/03/2025

Source

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	Price	Date of sale
1	93 Dunne St KINGSBURY 3083	\$895,000	16/11/2024
2			
3			

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:

05/03/2025 12:06



 4  1  2

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
05/03/2024 - 04/03/2025: \$812,500

Comparable Properties



93 Dunne St KINGSBURY 3083 (REI/VG)

Agent Comments

 4  2  3

Price: \$895,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 502 sqm approx

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.