

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

5 SEVILLE COURT KINGS PARK VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Kings Park

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

2 ALLANDALE ROAD KINGS PARK VIC 3021	\$805,000	13-Sep-25
12 MAYNARD PLACE KINGS PARK VIC 3021	\$745,000	28-Aug-25
26 GALENA CRESCENT KINGS PARK VIC 3021	\$738,000	02-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 17 November 2025



2 ALLANDALE ROAD KINGS PARK VIC 3021

Sold Price

\$805,000

Sold Date

13-Sep-25


4



2



2

Distance

0.55km


12 MAYNARD PLACE KINGS PARK VIC 3021

Sold Price

\$745,000

Sold Date

28-Aug-25


4



2



2

Distance

0.76km


26 GALENA CRESCENT KINGS PARK VIC 3021

Sold Price

\$738,000

Sold Date

02-Oct-25


4



2



2

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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