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

7/30 NARIEL ROAD 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 \$4	480,000 &	\$520,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$437,000	Prop	erty type Unit		Suburb	Kings Park	
Period-from	01 Aug 2024	to	31 Jul 2	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	
2/47A DISRAELI STREET ST ALBANS VIC 3021	\$520,000	15-Jun-25	
1/14 GLADSTONE STREET ST ALBANS VIC 3021	\$525,000	01-Jul-25	
2/27 COLERIDGE DRIVE DELAHEY VIC 3037	\$502,000	25-Feb-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: 19 August 2025





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2/47A DISRAELI STREET ST **ALBANS VIC 3021**

□ 1

₾ 1

= 2

Sold Price

\$520,000 Sold Date 15-Jun-25

0.79km Distance



1/14 GLADSTONE STREET ST **ALBANS VIC 3021**

₽ 1

Sold Price

*\$**525,000** Sold Date

01-Jul-25

Distance 1.19km



2/27 COLERIDGE DRIVE DELAHEY Sold Price **VIC 3037**

二 2

\$502,000 Sold Date **25-Feb-25**

Distance 1.94km

RS = Recent sale

UN = Undisclosed Sale

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