

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

G04/195-197 GEELONG ROAD KINGSVILLE VIC 3012

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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,247,500

Property type

Unit

Suburb

Kingsville

Period-from

01 Oct 2024

to

30 Sep 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

310/250 BARKLY STREET FOOTSCRAY VIC 3011	\$340,000	26-Jun-25
620/18 ALBERT STREET FOOTSCRAY VIC 3011	\$355,000	02-Jul-25
G14/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$376,550	11-Jul-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: 13 October 2025



310/250 BARKLY STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$340,000

Sold Date

26-Jun-25

Distance

1.08km



620/18 ALBERT STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$355,000

Sold Date

02-Jul-25

Distance

1.11km



G14/9 HEWITT AVENUE FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$376,550

Sold Date

11-Jul-25

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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