

## 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

102/1001 PLENTY ROAD KINGSBURY VIC 3083

### Indicative selling price

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

Single-Price

or range  
between

\$370,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Kingsbury

Period-from

01 Feb 2025

to

31 Jan 2026

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
13/1031 PLENTY ROAD KINGSBURY VIC 3083	\$376,250	14-Sep-25
107B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$425,000	20-Nov-25
3/9 ZENITH RISE BUNDOORA VIC 3083	\$433,000	17-Dec-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: 23 February 2026