

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

4/75 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$481,000 Property Type Unit Suburb Kingsville

Period - From 11/11/2024 to 10/11/2025 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	12/21 Bellairs Av SEDDON 3011	\$452,000	16/10/2025
2	7/101 Simpson St YARRAVILLE 3013	\$480,000	07/10/2025
3	8/75 Kingsville St KINGSVILLE 3012	\$422,000	19/09/2025

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: 11/11/2025 17:04



2 1 1

Rooms: 3
Property Type: Strata Unit/Flat
Land Size: 58 sqm approx

Agent Comments
Renovated two bedroom ground floor flat in a block of 11 units.

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
11/11/2024 - 10/11/2025: \$481,000

Comparable Properties



12/21 Bellairs Av SEDDON 3011 (REI)

2 1 1

Price: \$452,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: Apartment

Agent Comments
Two bedroom updated flat, not as renovated internally and in a larger complex. But in a higher sale price suburb



7/101 Simpson St YARRAVILLE 3013 (REI)

2 1 1

Price: \$480,000
Method: Private Sale
Date: 07/10/2025
Rooms: 2
Property Type: Apartment

Agent Comments
Two bedroom renovated flat, slightly smaller block, but the block in worse condition. Located in a higher sale price suburb



8/75 Kingsville St KINGSVILLE 3012 (REI)

2 1 1

Price: \$422,000
Method: Private Sale
Date: 19/09/2025
Property Type: Flat

Agent Comments
Two bedroom renovated flat in the same complex, the bathroom was not renovated in this unit.