

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

17/3 Lewis Street, Kingsville Vic 3012

Indicative selling price

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

Single price

\$397,500

Median sale price

Median price

\$452,000

Property Type

Unit

Suburb

Kingsville

Period - From

29/08/2025

to

28/08/2026

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	4/69 Hamilton St YARRAVILLE 3013	\$400,000	20/07/2026
2	14/104 Cross St WEST FOOTSCRAY 3012	\$390,000	13/07/2026
3	5/19a Bishop St KINGSVILLE 3012	\$410,000	03/06/2026

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:

29/08/2026 13:02



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$397,500

Median Unit Price
29/08/2025 - 28/08/2026: \$452,000

Comparable Properties



4/69 Hamilton St YARRAVILLE 3013 (REI)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 20/07/2026
Property Type: Unit



14/104 Cross St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$390,000
Method: Private Sale
Date: 13/07/2026
Property Type: Apartment



5/19a Bishop St KINGSVILLE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000
Method: Private Sale
Date: 03/06/2026
Property Type: Flat

Account - Jas Stephens - Yarraville | P: 03 93169000