

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 54a Stephenson Street, South Kingsville Vic 3015

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,520,000 Property Type House Suburb South Kingsville

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	7 Ferguson St SPOTSWOOD 3015	\$1,450,000	12/03/2026
2	164 Hudsons Rd SPOTSWOOD 3015	\$1,690,000	01/03/2026
3	74 Stephenson St SOUTH KINGSVILLE 3015	\$1,740,000	24/11/2025

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: 24/03/2026 21:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
December quarter 2025: \$1,520,000

Comparable Properties



7 Ferguson St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House
Land Size: 368 sqm approx



164 Hudsons Rd SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,690,000
Method: Private Sale
Date: 01/03/2026
Property Type: House
Land Size: 354 sqm approx



74 Stephenson St SOUTH KINGSVILLE 3015 (REI/VG)

Agent Comments



Price: \$1,740,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: Townhouse (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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