Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/1003 Plenty Road Kingsbury, 3083

Indicative selling price

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

Range between	$485,000 & $525,000

Median sale price

Median price	$816,500	Property Type	HOUSE	Suburb	KINGSBURY
Period - From	17-Apr-2024	to	15-Apr-2025	Source	Corelogic

Comparable property sales

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	8B ELLERSLIE STREET KINGSBURY	$532,000	01-Feb-2025
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/20 DUNNE STREET KINGSBURY	$520,000	12-Nov-2024

This statement of information was prepared on 14-Jun-2025 at 5:44:18 PM AEST