

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

6 Cash Street, Kingsbury Vic 3083

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$896,000

Property Type

House

Suburb

Kingsbury

Period - From

01/07/2025

to

30/06/2026

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	44 Cash St KINGSBURY 3083	\$885,000	15/08/2026
2	74 Dunne St KINGSBURY 3083	\$900,000	24/07/2026
3	40 Keats Av KINGSBURY 3083	\$855,000	04/07/2026

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:

24/08/2026 13:25



Rooms: 9
Property Type: House
Land Size: 760.204 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000
Median House Price
 Year ending June 2026: \$896,000

Comparable Properties

44 Cash St KINGSBURY 3083 (REI)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 767 sqm approx



74 Dunne St KINGSBURY 3083 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 24/07/2026
Property Type: House (Res)
Land Size: 464 sqm approx



40 Keats Av KINGSBURY 3083 (REI)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 557 sqm approx

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