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	3 CROMWELL ROAD KINGS PARK VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Kings Park
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
6 FERNHILL COURT ALBANVALE VIC 3021	$640,000	05-Feb-25
11 RUSHDALE COURT KINGS PARK VIC 3021	$595,000	04-Mar-25
26 ROBYN AVENUE ALBANVALE VIC 3021	$607,500	13-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 12 May 2025

CONSUMER AFFAIRS VICTORIA

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6 FERNHILL COURT ALBANVALE VIC 3021

3 2 -

Sold Price **$640,000** Sold Date **05-Feb-25**

Distance **0.55km**



11 RUSHDALE COURT KINGS PARK VIC 3021

3 1 2

Sold Price **$595,000** Sold Date **04-Mar-25**

Distance **0.56km**



26 ROBYN AVENUE ALBANVALE VIC 3021

3 1 2

Sold Price **$607,500** Sold Date **13-Mar-25**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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