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: 32 Club Avenue, Kingsbury Vic 3083

Indicative selling price

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

Range between $750,000 & $795,000

Median sale price

Median price $839,000 Property Type House Suburb Kingsbury

Period - From 01/04/2025 to 30/06/2025 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	10 Burns Gr KINGSBURY 3083	$765,000	10/04/2025
2	30 Flag St KINGSBURY 3083	$790,000	12/04/2025
3			

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: 09/09/2025 16:53

32 Club Avenue, Kingsbury Vic 3083

JellisCraig

Laura Mancin
03 9070 5095
0419 343 928
lauramancin@jelliscraig.com.au



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median House Price
June quarter 2025: $839,000

Comparable Properties



10 Burns Gr KINGSBURY 3083 (REI/VG)

3 1 1

Price: $765,000
Method: Private Sale
Date: 10/04/2025
Property Type: House (Res)

Agent Comments



30 Flag St KINGSBURY 3083 (REI/VG)

3 1 3

Price: $790,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 463 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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