

# 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

2/1-3 Keats Avenue, Kingsbury Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$685,000 Property Type Townhouse Suburb Kingsbury

Period - From 03/02/2025 to 02/02/2026 Source Property Data

### 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	2/25 Clunes St KINGSBURY 3083	\$590,000	28/01/2026
2	1/64 Seston St RESERVOIR 3073	\$600,000	24/12/2025
3	2/15 Evans Cr RESERVOIR 3073	\$620,000	27/09/2025

**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: 03/02/2026 16:15



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 284 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median Townhouse Price**  
03/02/2025 - 02/02/2026: \$685,000

## Comparable Properties



**2/25 Clunes St KINGSBURY 3083 (REI)**

Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 129 sqm approx



**1/64 Seston St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House  
**Land Size:** 266 sqm approx

**2/15 Evans Cr RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 27/09/2025  
**Property Type:** Unit

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