

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

21/57 KINGSVILLE STREET KINGSVILLE VIC 3012

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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Kingsville

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

12/57 KINGSVILLE STREET KINGSVILLE VIC 3012	\$260,000	28-Nov-25
1/7 HATFIELD COURT WEST FOOTSCRAY VIC 3012	\$270,000	07-Feb-26
10/61 EDGAR STREET KINGSVILLE VIC 3012	\$259,000	09-Oct-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: 26 February 2026



**12/57 KINGSVILLE STREET
KINGSVILLE VIC 3012**

1 1 1

Sold Price **\$260,000** Sold Date **28-Nov-25**

Distance **0km**



**1/7 HATFIELD COURT WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price ^{RS} **\$270,000** Sold Date **07-Feb-26**

Distance **0.85km**



**10/61 EDGAR STREET KINGSVILLE
VIC 3012**

1 1 1

Sold Price **\$259,000** Sold Date **09-Oct-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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