

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

10/35 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

\$210,000

&

\$230,000

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

6/30 BISHOP STREET KINGSVILLE VIC 3012	\$261,000	13-Nov-25
2/38 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$260,000	04-Dec-25
10/6 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$245,000	09-Sep-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: 24 February 2026

**6/30 BISHOP STREET KINGSVILLE
VIC 3012**

Sold Price

\$261,000

Sold Date

13-Nov-25

1 1 1

Distance

0.41km**2/38 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012**

Sold Price

\$260,000

Sold Date

04-Dec-25

1 1 1

Distance

1.15km**10/6 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

Sold Price

\$245,000

Sold Date

09-Sep-25

1 1 1

Distance

1.15km**RS** = Recent sale**UN** = Undisclosed Sale

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