

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 8/69 Kingsville Street, Kingsville Vic 3012

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$532,500 Property Type Unit Suburb Kingsville

Period - From 01/10/2025 to 31/12/2025 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	2/21 Bishop St KINGSVILLE 3012	\$455,000	31/01/2026
2	6/36 Edgar St KINGSVILLE 3012	\$440,000	19/12/2025
3	4/75 Kingsville St KINGSVILLE 3012	\$465,000	24/11/2025

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: 25/02/2026 14:30



2 1 1

Rooms: 3
Property Type: Flat
Land Size: 62 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
December quarter 2025: \$532,500

Comparable Properties



2/21 Bishop St KINGSVILLE 3012 (REI)

Agent Comments

2 1 1

Price: \$455,000
Method: Private Sale
Date: 31/01/2026
Property Type: Unit



6/36 Edgar St KINGSVILLE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 19/12/2025
Rooms: 2
Property Type: Apartment



4/75 Kingsville St KINGSVILLE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: Unit

Account - Jas Stephens - Yarraville | P: 03 93169000



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