

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

7/30 NARIEL ROAD KINGS PARK VIC 3021

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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,000

Property type

Unit

Suburb

Kings Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/47A DISRAELI STREET ST ALBANS VIC 3021	\$520,000	15-Jun-25
1/14 GLADSTONE STREET ST ALBANS VIC 3021	\$525,000	01-Jul-25
2/27 COLERIDGE DRIVE DELAHEY VIC 3037	\$502,000	25-Feb-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.~~

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**2/47A DISRAELI STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$520,000** Sold Date **15-Jun-25**

Distance **0.79km**



**1/14 GLADSTONE STREET ST
ALBANS VIC 3021**

 2  1  2

Sold Price ^{RS} **\$525,000** Sold Date **01-Jul-25**

Distance **1.19km**



**2/27 COLERIDGE DRIVE DELAHEY
VIC 3037**

 2  1  1

Sold Price **\$502,000** Sold Date **25-Feb-25**

Distance **1.94km**

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

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