

# 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

2-27 Highland Street, Kingsbury Vic 3083

### Indicative selling price

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

Single price

\$565,000

### Median sale price

Median price

\$376,250

Property Type

Unit

Suburb

Kingsbury

Period - From

01/07/2025

to

30/09/2025

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	2/88 Purinuan Rd RESERVOIR 3073	\$563,000	29/09/2025
2	4/64 Andrews Av RESERVOIR 3073	\$562,000	31/07/2025
3			

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:

01/12/2025 11:45



 2  1  1

Rooms: 5  
Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$565,000  
Median Unit Price  
September quarter 2025: \$376,250

## Comparable Properties



2/88 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$563,000  
Method: Private Sale  
Date: 29/09/2025  
Property Type: Unit  
Land Size: 107.54 sqm approx



4/64 Andrews Av RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$562,000  
Method: Private Sale  
Date: 31/07/2025  
Property Type: Unit

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.