

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

1/4 MAVIS CRESCENT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,000

Property type

Unit

Suburb

Kings Park

Period-from

01 Dec 2024

to

30 Nov 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

3/72 KINGS ROAD ST ALBANS VIC 3021	\$550,000	28-Sep-25
1/5 BUTLER STREET ST ALBANS VIC 3021	\$610,000	23-Nov-25
58 SHIRLEY STREET ST ALBANS VIC 3021	\$576,000	17-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.~~

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3/72 KINGS ROAD ST ALBANS VIC 3021 Sold Price **\$550,000** Sold Date **28-Sep-25**
Distance **0.18km**

 3  1  1



1/5 BUTLER STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$610,000** Sold Date **23-Nov-25**
Distance **0.81km**

 3  1  2



58 SHIRLEY STREET ST ALBANS VIC 3021 Sold Price **\$576,000** Sold Date **17-Sep-25**
Distance **0.98km**

 3  1  1

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

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