

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

2/4 KEVIS COURT GARFIELD VIC 3814

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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

Other

Suburb

Garfield

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

5 RITCHIE STREET GARFIELD VIC 3814	\$625,000	24-Sep-25
11 PRINCESS STREET BUNYIP VIC 3815	\$630,000	04-Oct-24
21 PEARSON STREET BUNYIP VIC 3815	\$590,000	07-Jul-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: 17 December 2025

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5 RITCHIE STREET GARFIELD VIC 3814

Sold Price

\$625,000

Sold Date

24-Sep-25

 3

 2

 2

Distance

0.32km



11 PRINCESS STREET BUNYIP VIC 3815

Sold Price

\$630,000

Sold Date

04-Oct-24

 3

 1

 1

Distance

3.57km



21 PEARSON STREET BUNYIP VIC 3815

Sold Price

\$590,000

Sold Date

07-Jul-25

 3

 1

 1

Distance

3.58km

RS = Recent sale

UN = Undisclosed Sale

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