

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$437,000

Property type

Unit

Suburb

Kings Park

Period-from

01 Jan 2025

to

31 Dec 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 |
| 1/225 MAIN ROAD WEST ST ALBANS VIC 3021 | \$538,000 | 16-Oct-25 |
| 3/225 MAIN ROAD WEST ST ALBANS VIC 3021 | \$538,000 | 17-Oct-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**

 3  1  1

Distance

**0.18km**



**1/225 MAIN ROAD WEST ST ALBANS VIC 3021**

Sold Price

**\$538,000**

Sold Date

**16-Oct-25**

 3  1  1

Distance

**1.26km**



**3/225 MAIN ROAD WEST ST ALBANS VIC 3021**

Sold Price

Sold Date

**17-Oct-25**

 3  1  1

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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