

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

Single price \$565,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Kingsbury

Period - From 01/10/2025

to 31/12/2025

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	3/39 Boldrewood Pde RESERVOIR 3073	\$547,500	18/10/2025
2	3/58 Miranda Rd RESERVOIR 3073	\$565,750	11/10/2025
3	3/20 Dunne St KINGSBURY 3083	\$535,000	21/08/2025

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:

30/01/2026 09:27



Property Type: Unit

Agent Comments

Indicative Selling Price

\$565,000

Median Unit Price

December quarter 2025: \$485,000

Comparable Properties



3/39 Boldrewood Pde RESERVOIR 3073 (REI/VG)



2



1



1

Price: \$547,500

Method: Auction Sale

Date: 18/10/2025

Property Type: Unit

Agent Comments



3/58 Miranda Rd RESERVOIR 3073 (REI/VG)



2



1



1

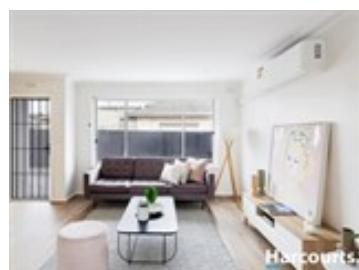
Price: \$565,750

Method: Private Sale

Date: 11/10/2025

Property Type: Unit

Agent Comments



3/20 Dunne St KINGSBURY 3083 (VG)



2



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Price: \$535,000

Method: Sale

Date: 21/08/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100