

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

5 TOLLHOUSE ROAD 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Kings Park

Period-from

01 May 2025

to

30 Apr 2026

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

8 SANDRA STREET KINGS PARK VIC 3021	\$720,000	12-Aug-25
49 BRAESWOOD ROAD KINGS PARK VIC 3021	\$670,000	06-Aug-25
28 SHEPHERDS GROVE KINGS PARK VIC 3021	\$710,000	26-Aug-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: 04 May 2026



8 SANDRA STREET KINGS PARK VIC 3021

 3  1  1

Sold Price

\$720,000

Sold Date **12-Aug-25**

Distance **0.34km**



49 BRAESWOOD ROAD KINGS PARK VIC 3021

 3  1  -

Sold Price

\$670,000

Sold Date **06-Aug-25**

Distance **0.6km**



28 SHEPHERDS GROVE KINGS PARK VIC 3021

 3  1  1

Sold Price

\$710,000

Sold Date **26-Aug-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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