

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

49B FLAG STREET KINGSBURY VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$929,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Kingsbury

Period-from

01 Jun 2025

to

31 May 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

74 STRATHMERTON STREET RESERVOIR VIC 3073	\$880,000	13-Mar-26
43 SESTON STREET RESERVOIR VIC 3073	\$870,000	14-Feb-26
9B THE FAIRWAY KINGSBURY VIC 3083	\$850,000	19-May-26

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: 05 June 2026

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**74 STRATHMERTON STREET
RESERVOIR VIC 3073**

 3  2  2

Sold Price

\$880,000

Sold Date

13-Mar-26

Distance

1.38km



**43 SESTON STREET RESERVOIR
VIC 3073**

 3  2  1

Sold Price

\$870,000

Sold Date

14-Feb-26

Distance

1.46km



**9B THE FAIRWAY KINGSBURY VIC
3083**

 3  3  1

Sold Price

^{RS} **\$850,000**

Sold Date

19-May-26

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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