

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

2/17 Stymie Street, Kingsbury Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Kingsbury

Period - From 01/01/2026 to 31/03/2026 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	2/51 Hickford St RESERVOIR 3073	\$664,000	29/03/2026
2	3 Elinda PI RESERVOIR 3073	\$690,000	06/03/2026
3	1/2 White St RESERVOIR 3073	\$707,000	28/01/2026

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:

29/06/2026 10:31



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
March quarter 2026: \$607,500

Comparable Properties



2/51 Hickford St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$664,000
Method: Private Sale
Date: 29/03/2026
Property Type: Townhouse (Single)



3 Elinda PI RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 06/03/2026
Rooms: 5
Property Type: Townhouse (Res)



1/2 White St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$707,000
Method: Auction Sale
Date: 28/01/2026
Property Type: Townhouse (Res)

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