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 $600,000 & $650,000

Median sale price

Median price $600,000 Property Type Unit Suburb Kingsbury

Period - From 01/04/2026 to 30/06/2026 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	1/4 Clements Gr RESERVOIR 3073	$650,000	20/06/2026
2	2/39 Marchant Av RESERVOIR 3073	$615,000	03/06/2026
3	2/51 Hickford St RESERVOIR 3073	$664,000	29/03/2026

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: 16/07/2026 12:29

2/17 Stymie Street, Kingsbury Vic 3083

BARRYPLANT



Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
June quarter 2026: $600,000

Comparable Properties



1/4 Clements Gr RESERVOIR 3073 (REI)

3 1 1

Price: $650,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)

Agent Comments



2/39 Marchant Av RESERVOIR 3073 (REI/VG)

3 1 1

Price: $615,000
Method: Private Sale
Date: 03/06/2026
Property Type: Townhouse (Res)

Agent Comments



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

3 1 1

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

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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