

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
23 OConnell Street, Kingsbury, Vic 3083

Indicative selling price

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

range between \$790,000

&

\$850,000

Median sale price

Median price \$858,000 Property type House Suburb Kingsbury

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

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
45 Flag Street, Kingsbury, VIC 3083	\$790,000	05/11/2025
26 Scott Grove, Kingsbury, VIC 3083	\$785,000	04/10/2025
5 Moreton Crescent, Bundoora, VIC 3083	\$842,500	07/02/2026

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: 12/02/2026