

## 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

10 ALBION STREET KINGSVILLE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,225,500

Property type

Other

Suburb

Kingsville

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

8 BALLARD STREET YARRAVILLE VIC 3013	\$1,060,000	25-Apr-26
18 FAIRLIE STREET YARRAVILLE VIC 3013	\$1,000,000	18-Apr-26
168 ROBERTS STREET YARRAVILLE VIC 3013	\$1,026,000	01-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: 01 June 2026

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## 8 BALLARD STREET YARRAVILLE VIC 3013

3 1 2

Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **25-Apr-26**

Distance **0.56km**



## 18 FAIRLIE STREET YARRAVILLE VIC 3013

3 1 1

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **18-Apr-26**

Distance **1.84km**



## 168 ROBERTS STREET YARRAVILLE VIC 3013

3 1 3

Sold Price **\$1,026,000** Sold Date **01-Aug-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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