

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

8 SANDRA STREET KINGS PARK VIC 3021

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Kings Park

Period-from

01 Jul 2024

to

30 Jun 2025

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

7 FAIRMONT STREET KINGS PARK VIC 3021

\$700,000

17-May-25

10 FALCON WALK KINGS PARK VIC 3021

\$710,000

14-Jul-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: 29 July 2025

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**7 FAIRMONT STREET KINGS PARK
VIC 3021**

 3  1  2

Sold Price

\$700,000

Sold Date

17-May-25

Distance

0.6km



**10 FALCON WALK KINGS PARK
VIC 3021**

 3  2  1

Sold Price

^{RS} **\$710,000**

Sold Date

14-Jul-25

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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