

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

59 Vernon Street, South Kingsville Vic 3015

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$785,000

Property Type Townhouse

Suburb South Kingsville

Period - From 02/06/2024

to

01/06/2025

Source Property Data

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	12a Derham St SPOTSWOOD 3015	\$1,360,000	29/03/2025
2	14a Birmingham St SPOTSWOOD 3015	\$1,445,000	18/03/2025
3	70 Johnston St NEWPORT 3015	\$1,500,000	21/01/2025

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:

02/06/2025 13:44

59 Vernon Street, South Kingsville Vic 3015

hockingstuart

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

02/06/2024 - 01/06/2025: \$785,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



12a Derham St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,360,000

Method: Sold Before Auction

Date: 29/03/2025

Property Type: House (Res)



14a Birmingham St SPOTSWOOD 3015 (REI)

Agent Comments



Price: \$1,445,000

Method: Private Sale

Date: 18/03/2025

Property Type: House



70 Johnston St NEWPORT 3015 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 21/01/2025

Property Type: House (Res)

Land Size: 295 sqm approx

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