Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/22 BISHOP STREET, KINGSVILLE, VIC 3012

Indicative selling price

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

Single price	$295,000	or range between		&	

Median sale price

Median price	$498,205	Property Type	Unit	Suburb	KINGSVILLE
Period - From	24/09/2024	to	24/09/2025	Source	Cotality

Comparable property sales

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
7/19 BISHOP STREET KINGSVILLE VIC 3012	$270,000	27/03/2025
6/35 KINGSVILLE STREET KINGSVILLE VIC 3012	$230,000	29/03/2025
1/35 KINGSVILLE STREET KINGSVILLE VIC 3012	$236,800	20/06/2025

This Statement of Information was prepared on: 24/09/2025