

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

5 DURHAM STREET KENSINGTON VIC 3031

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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Kensington

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

2 FARNHAM STREET FLEMINGTON VIC 3031	\$960,000	31-Mar-25
11 EASTWOOD STREET KENSINGTON VIC 3031	\$865,000	14-Dec-24
22 BARNETT STREET KENSINGTON VIC 3031	\$961,000	15-Feb-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: 19 April 2025

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**2 FARNHAM STREET FLEMINGTON
VIC 3031**

Sold Price

RS

\$960,000

Sold Date

31-Mar-25

2



1



1

Distance

1.51km**11 EASTWOOD STREET
KENSINGTON VIC 3031**

Sold Price

\$865,000

Sold Date

14-Dec-24

2



1



-

Distance

0.79km**22 BARNETT STREET KENSINGTON
VIC 3031**

Sold Price

\$961,000

Sold Date

15-Feb-25

2



1



-

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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