

## 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

206/88 ALTONA STREET KENSINGTON VIC 3031

### 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

\$325,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Kensington

Period-from

01 Dec 2023

to

30 Nov 2024

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

402/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$335,000	25-Nov-24
502/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$335,000	22-Oct-24
206/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	19-Nov-24

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: 02 December 2024

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**402/60 SPEAKMEN STREET  
KENSINGTON VIC 3031**

 1  1  1

Sold Price

<sup>RS</sup>

**\$335,000**

Sold Date

**25-Nov-24**

Distance

**0.84km**



**502/60 SPEAKMEN STREET  
KENSINGTON VIC 3031**

 1  1  1

Sold Price

Sold Date

**22-Oct-24**

Distance

**0.84km**



**206/60 SPEAKMEN STREET  
KENSINGTON VIC 3031**

 1  1  1

Sold Price

<sup>RS</sup>

**\$370,000**

Sold Date

**19-Nov-24**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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