

# 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 76 Newton 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)

Price Range

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$11,500,000

Property Type

House

Suburb

Kensington (3031)

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

### Comparable property sales

A These are two 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
78 STOCKMANS WAY, KENSINGTON VIC 3031	\$1,065,000	10/07/2023
15 GATEHOUSE DRIVE, KENSINGTON VIC 3031	\$1,070,000	09/02/2023

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: 16/10/2023