

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

15/8 MAWBEY 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

\$376,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

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

10/12 MAWBEY STREET KENSINGTON VIC 3031	\$370,000	16-Mar-25
206/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	19-Nov-24
103/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	31-Mar-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: 12 April 2025

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**10/12 MAWBAY STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price

RS

\$370,000

Sold Date

16-Mar-25

Distance

0km**206/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price

\$370,000

Sold Date

19-Nov-24

Distance

0.75km**103/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

1 1 -

Sold Price

RS

\$370,000

Sold Date

31-Mar-25

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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