

# 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 10/12 Mawbey 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)

Single Price \$409,990

### Median sale price

Median price \$520,000 Property Type Apartment Suburb Kensington (3031)

Period - From 05/02/2024 to 05/02/2025 Source realestate.com.au

### Comparable property sales

A 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
101/85 LAMBETH STREET, KENSINGTON VIC 3031	\$400,000	15/11/2024
4/7-9 RANKINS ROAD, KENSINGTON VIC 3031	\$405,000	25/09/2024
2/1 THE LAIRIDGE, KENSINGTON VIC 3031	\$415,000	10/02/2024

This Statement of Information was prepared on: 05/02/2025