

# 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 23 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

\$850,000

&

\$935,000

### Median sale price

Median price

\$520,000

Property Type

House

Suburb

Kensington (3031)

Period - From

01/10/2023

to

30/09/2024

Source

Corelogic

### Comparable property sales

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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
48 LINCOLN MEWS, KENSINGTON VIC 3031	\$938,000	03/07/2024
16 COOPERS LANE, KENSINGTON VIC 3031	\$938,000	10/10/2024
4/7 BRUCE STREET, KENSINGTON VIC 3031	\$900,000	25/08/2024

This Statement of Information was prepared on: 25/10/2024