

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 402/255 Race Course Road, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price \$535,500 Property Type Unit Suburb Kensington

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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 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
1	206/88 Altona St KENSINGTON 3031	\$350,000	19/12/2024
2	110/80 Speakmen St KENSINGTON 3031	\$362,500	18/12/2024
3	6/7 Wight St KENSINGTON 3031	\$360,000	09/09/2024

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 six months.~~

This Statement of Information was prepared on: 28/01/2025 14:16



1
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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

28/01/2024 - 27/01/2025: \$535,500

Comparable Properties



206/88 Altona St KENSINGTON 3031 (REI)

Agent Comments

1
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Price: \$350,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



110/80 Speakmen St KENSINGTON 3031 (REI)

Agent Comments

1
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 1

Price: \$362,500

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment



6/7 Wight St KENSINGTON 3031 (REI/VG)

Agent Comments

1
 1
 1

Price: \$360,000

Method: Private Sale

Date: 09/09/2024

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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