

## 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

27/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2023

to

30 Sep 2024

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

37/8 HOWLETT STREET KENSINGTON VIC 3031	\$460,000	06-Aug-24
103/108 ALTONA STREET KENSINGTON VIC 3031	\$495,000	24-Sep-24
1/80 ORMOND STREET KENSINGTON VIC 3031	\$465,000	13-Aug-24

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: 30 October 2024

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**37/8 HOWLETT STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$460,000** Sold Date **06-Aug-24**

Distance **0.23km**

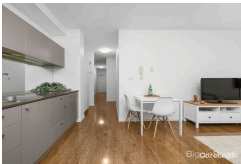


**103/108 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **RS \$495,000** Sold Date **24-Sep-24**

Distance **0.7km**



**1/80 ORMOND STREET  
KENSINGTON VIC 3031**

2 2 1

Sold Price **\$465,000** Sold Date **13-Aug-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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