

## 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

22/8 HOWLETT 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) (\*Delete single price or range as applicable)

Single Price

\$458,000

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

38/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$460,000	19-Mar-25
35/8 HOWLETT STREET KENSINGTON VIC 3031	\$482,000	09-Jan-25
10/8 MAWBEY STREET KENSINGTON VIC 3031	\$485,000	18-Oct-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.~~

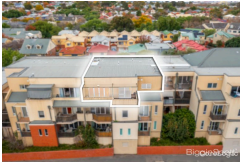
This Statement of Information was prepared on: 12 April 2025

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## 38/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031

2 1 1

Sold Price

<sup>RS</sup>

**\$460,000**

Sold Date

**19-Mar-25**

Distance

**0.23km**



## 35/8 HOWLETT STREET KENSINGTON VIC 3031

2 1 1

Sold Price

**\$482,000**

Sold Date

**09-Jan-25**

Distance

**0km**



## 10/8 MAWBAY STREET KENSINGTON VIC 3031

2 1 1

Sold Price

**\$485,000**

Sold Date

**18-Oct-24**

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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