

# 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 8 Matthews Mews, 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

&

\$920,000

### Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

Kensington (3031)

Period - From

01/12/2022

to

30/11/2023

Source

Corelogic

### 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 THE CRESCENT, KENSINGTON VIC 3031	\$915,000	12/09/2023
26 PEPPERCORN WALK, KENSINGTON VIC 3031	\$952,000	26/08/2023
110B KENSINGTON ROAD, KENSINGTON VIC 3031	\$888,000	15/09/2023

This Statement of Information was prepared on: 08/01/2024