

## 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

803/70 SPEAKMEN 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

or range  
between

\$445,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Jan 2024

to

31 Dec 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

605/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$482,000	09-Nov-24
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: 10 January 2025

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



**605/70 SPEAKMEN STREET  
KENSINGTON VIC 3031**

2 2 1

Sold Price **\$482,000** Sold Date **09-Nov-24**

Distance **0km**



**10/8 MAWBAY STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$485,000** Sold Date **18-Oct-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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