

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

G03/108 ALTONA STREET KENSINGTON VIC 3031

Indicative selling price

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

Single Price

or range
between

\$435,000

&

\$478,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2024

to

28 Feb 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

205/86 ALTONA STREET KENSINGTON VIC 3031	\$493,250	26-Nov-24
103/108 ALTONA STREET KENSINGTON VIC 3031	\$495,000	24-Sep-24
206/80 ORMOND STREET KENSINGTON VIC 3031	\$478,000	30-Sep-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: 04 March 2025



205/86 ALTONA STREET KENSINGTON VIC 3031

2 1 1

Sold Price **\$493,250** Sold Date **26-Nov-24**

Distance **0.06km**



103/108 ALTONA STREET KENSINGTON VIC 3031

2 1 1

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

Distance **0.01km**



206/80 ORMOND STREET KENSINGTON VIC 3031

2 2 1

Sold Price **\$478,000** Sold Date **30-Sep-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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