

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	1 Lincoln Mews, Kensington, VIC 3031
---	--------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$850,000	&	\$900,000
-------------	-----------	---	-----------

Median sale price

Median price	\$535,000	Property Type	Unit	Suburb	Kensington (3031)
Period - From	01/12/2024	to	30/11/2025	Source	Cotality

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
7 REYNOLDS LANE, KENSINGTON VIC 3031	\$850,000	17/10/2025
39-41 MERINO MEWS, KENSINGTON VIC 3031	\$848,000	29/08/2025
33 LINCOLN MEWS, KENSINGTON VIC 3031	\$840,000	18/10/2025

This Statement of Information was prepared on: 04/12/2025