

## 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

12-14 SIMPSON WALK 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Kensington

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 5/1 BAYSWATER ROAD KENSINGTON VIC 3031 | \$1,265,000 | 24-May-25 |
| 22 MARKET STREET KENSINGTON VIC 3031   | \$1,320,000 | 24-May-25 |
| 19 DRURY STREET KENSINGTON VIC 3031    | \$1,320,000 | 02-Jul-25 |

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: 01 October 2025

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**5/1 BAYSWATER ROAD  
KENSINGTON VIC 3031** 2  2  1

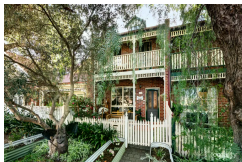
Sold Price

**\$1,265,000**

Sold Date

**24-May-25**

Distance

**0.72km****22 MARKET STREET KENSINGTON  
VIC 3031** 4  1  1

Sold Price

**\$1,320,000**

Sold Date

**24-May-25**

Distance

**1.04km****19 DRURY STREET KENSINGTON  
VIC 3031** 4  2  1

Sold Price

Sold Date

**02-Jul-25**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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