

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	209/108 Altona Street, Kensington, VIC 3031
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$500,000	&	\$530,000
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Median sale price

Median price	\$538,750	Property Type	Unit	Suburb	Kensington (3031)
Period - From	01/09/2024	to	31/08/2025	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
4/80 HENRY STREET, KENSINGTON VIC 3031	\$530,000	14/04/2025
2/8 MAWBEY STREET, KENSINGTON VIC 3031	\$530,000	17/05/2025
405/77 HOBSONS ROAD, KENSINGTON VIC 3031	\$527,000	01/05/2025

This Statement of Information was prepared on: 04/09/2025