

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

22/8 HOWLETT 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

\$458,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2024

to

31 Mar 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

38/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$460,000	19-Mar-25
35/8 HOWLETT STREET KENSINGTON VIC 3031	\$482,000	09-Jan-25
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.~~

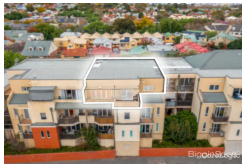
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38/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031

 2  1  1

Sold Price

^{RS}

\$460,000

Sold Date

19-Mar-25

Distance

0.23km



35/8 HOWLETT STREET KENSINGTON VIC 3031

 2  1  1

Sold Price

\$482,000

Sold Date

09-Jan-25

Distance

0km



10/8 MAWBAY STREET KENSINGTON VIC 3031

 2  1  1

Sold Price

\$485,000

Sold Date

18-Oct-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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