

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

313/60 SPEAKMEN 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

\$415,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,250

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2024

to

31 Aug 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

207/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$430,000	01-Jul-25
60 SPEAKMEN STREET KENSINGTON VIC 3031	\$430,000	01-Jul-25
203/40 ALTONA STREET KENSINGTON VIC 3031	\$420,000	28-Apr-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: 24 September 2025

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**207/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$430,000

Sold Date

01-Jul-25

Distance

0km**60 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

Sold Date

01-Jul-25

Distance

0km**203/40 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$420,000

Sold Date

28-Apr-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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