

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

409/62 ALTONA 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Dec 2024

to

30 Nov 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

110/40 ALTONA STREET KENSINGTON VIC 3031	\$392,000	16-Sep-25
307/62 ALTONA STREET KENSINGTON VIC 3031	\$345,000	13-Oct-25
6/12 MAWBAY STREET KENSINGTON VIC 3031	\$370,000	16-Oct-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: 04 December 2025



**110/40 ALTONA STREET
KENSINGTON VIC 3031**

 1  1  1

Sold Price **\$392,000** Sold Date **16-Sep-25**

Distance **0.05km**



**307/62 ALTONA STREET
KENSINGTON VIC 3031**

 1  1  1

Sold Price **\$345,000** Sold Date **13-Oct-25**

Distance **0km**



**6/12 MAWBEY STREET
KENSINGTON VIC 3031**

 1  1  1

Sold Price ^{RS} **\$370,000** Sold Date **16-Oct-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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