

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

8/37 KENSINGTON ROAD 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,750

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

8/80 HENRY STREET KENSINGTON VIC 3031	\$582,000	05-Oct-24
5/6 DARCY LANE KENSINGTON VIC 3031	\$582,000	20-Mar-25
228/77 HOBSONS ROAD KENSINGTON VIC 3031	\$600,000	24-Feb-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: 02 April 2025

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8/80 HENRY STREET KENSINGTON VIC 3031

Sold Price

\$582,000

Sold Date

05-Oct-24

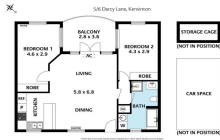
2

1

1

Distance

0.09km



5/6 DARCY LANE KENSINGTON VIC 3031

Sold Price

^{RS} **\$582,000**

Sold Date

20-Mar-25

2

1

1

Distance

0.55km



228/77 HOBSONS ROAD KENSINGTON VIC 3031

Sold Price

\$600,000

Sold Date

24-Feb-25

2

1

1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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