

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 COLLETT 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

\$1,045,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,091,000

Property type

House

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

| | | |
|---------------------------------------|-------------|-----------|
| 123 RANKINS ROAD KENSINGTON VIC 3031 | \$1,060,000 | 27-Nov-25 |
| 24 COLLETT STREET KENSINGTON VIC 3031 | \$1,052,000 | 11-Oct-25 |
| 1 BENT STREET KENSINGTON VIC 3031 | \$1,060,000 | 11-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: 16 December 2025

EDWARD THOMAS

ESTATE AGENTS

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**123 RANKINS ROAD KENSINGTON
VIC 3031**

Sold Price

^{RS}

\$1,060,000

Sold Date

27-Nov-25

 2

 1

 1

Distance

0.41km



**24 COLLETT STREET KENSINGTON
VIC 3031**

Sold Price

\$1,052,000

Sold Date

11-Oct-25

 2

 1

 -

Distance

0.06km



**1 BENT STREET KENSINGTON VIC
3031**

Sold Price

\$1,060,000

Sold Date

11-Oct-25

 2

 1

 2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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