

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

9/63 Eastwood Street, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$560,000

Median sale price

Median price

\$524,000

Property Type

Unit

Suburb

Kensington

Period - From

22/07/2024

to

21/07/2025

Source

Property Data

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 six 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
1	2/72 Kensington Rd KENSINGTON 3031	\$520,000	06/06/2025
2	2/4 Pridham St KENSINGTON 3031	\$560,000	08/05/2025
3	9/8 Mawbey St KENSINGTON 3031	\$537,500	06/05/2025

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 six months.~~

This Statement of Information was prepared on:

22/07/2025 09:33



Property Type:
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
22/07/2024 - 21/07/2025: \$524,000

Comparable Properties



2/72 Kensington Rd KENSINGTON 3031 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 06/06/2025
Property Type: Apartment



2/4 Pridham St KENSINGTON 3031 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 08/05/2025
Property Type: Unit



9/8 Mawbey St KENSINGTON 3031 (REI)

Agent Comments



Price: \$537,500
Method: Private Sale
Date: 06/05/2025
Property Type: Unit

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