

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

G03/108 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,250

Property type

Unit

Suburb

Kensington

Period-from

01 May 2024

to

30 Apr 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

205/86 ALTONA STREET KENSINGTON VIC 3031	\$493,250	26-Nov-24
1213/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$455,000	14-Apr-25
318/86 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$490,000	22-Jan-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: 12 May 2025



**205/86 ALTONA STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price

\$493,250

Sold Date **26-Nov-24**

Distance **0.06km**



**1213/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price

^{RS} **\$455,000**

Sold Date **14-Apr-25**

Distance **2.72km**



**318/86 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

 2  1  1

Sold Price

\$490,000

Sold Date **22-Jan-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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