

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

102/72 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jul 2024

to

30 Jun 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

8/37 KENSINGTON ROAD KENSINGTON VIC 3031	\$634,000	10-Apr-25
228/77 HOBSONS ROAD KENSINGTON VIC 3031	\$600,000	24-Feb-25
7/60 HENRY STREET KENSINGTON VIC 3031	\$652,000	01-Apr-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 July 2025

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**8/37 KENSINGTON ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$634,000** Sold Date **10-Apr-25**

Distance **0.22km**



**228/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$600,000** Sold Date **24-Feb-25**

Distance **0.86km**



**7/60 HENRY STREET KENSINGTON
VIC 3031**

2 2 1

Sold Price **\$652,000** Sold Date **01-Apr-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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