

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 CLARE LANE 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2024

to

30 Sep 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

1 ARENA CLOSE FLEMINGTON VIC 3031	\$865,000	30-Sep-25
25 TANKARD STREET KENSINGTON VIC 3031	\$918,000	12-Aug-25
39-41 MERINO MEWS KENSINGTON VIC 3031	\$848,000	11-Sep-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: 09 October 2025

EDWARD THOMAS

ESTATE AGENTS

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1 ARENA CLOSE FLEMINGTON VIC 3031

Sold Price

^{RS}

\$865,000

Sold Date

30-Sep-25

 2

 1

 1

Distance

0.56km



25 TANKARD STREET KENSINGTON VIC 3031

Sold Price

^{RS}

\$918,000

Sold Date

12-Aug-25

 2

 2

 1

Distance

1.11km



39-41 MERINO MEWS KENSINGTON VIC 3031

Sold Price

^{RS}

\$848,000

Sold Date

11-Sep-25

 2

 1

 1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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