

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

313/60 SPEAKMEN 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

\$400,000

&

\$425,000

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

207/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$430,000	01-Jul-25
602/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$430,000	17-Jan-25
208/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$430,000	11-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: 14 October 2025

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207/60 SPEAKMEN STREET

KENSINGTON VIC 3031

2 1 1

Sold Price

\$430,000

Sold Date

01-Jul-25

Distance

0km



602/70 SPEAKMEN STREET

KENSINGTON VIC 3031

2 1 1

Sold Price

Sold Date

17-Jan-25

Distance

0km



208/70 SPEAKMEN STREET

KENSINGTON VIC 3031

2 2 1

Sold Price

Sold Date

11-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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