

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

12-14 SIMPSON WALK 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

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

5/1 BAYSWATER ROAD KENSINGTON VIC 3031	\$1,265,000	24-May-25
22 MARKET STREET KENSINGTON VIC 3031	\$1,320,000	24-May-25
19 DRURY STREET KENSINGTON VIC 3031	\$1,320,000	02-Jul-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: 01 October 2025

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**5/1 BAYSWATER ROAD
KENSINGTON VIC 3031** 2  2  1

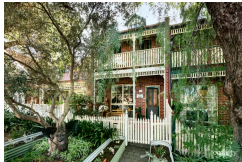
Sold Price

\$1,265,000

Sold Date

24-May-25

Distance

0.72km**22 MARKET STREET KENSINGTON
VIC 3031** 4  1  1

Sold Price

\$1,320,000

Sold Date

24-May-25

Distance

1.04km**19 DRURY STREET KENSINGTON
VIC 3031** 4  2  1

Sold Price

Sold Date

02-Jul-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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