

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

7G/71 HENRY 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2024

to

31 Oct 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

6/8 MAWBAY STREET KENSINGTON VIC 3031	\$575,000	21-Jul-25
706/72 ALTONA STREET KENSINGTON VIC 3031	\$560,000	16-Jul-25
342/77 HOBSONS ROAD KENSINGTON VIC 3031	\$595,000	07-Aug-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: 18 November 2025

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**6/8 MAWBEY STREET
KENSINGTON VIC 3031** 2  1  1

Sold Price

\$575,000

Sold Date

21-Jul-25

Distance

0.76km**706/72 ALTONA STREET
KENSINGTON VIC 3031** 2  1  1

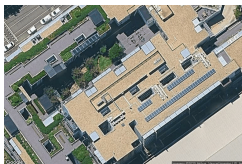
Sold Price

\$560,000

Sold Date

16-Jul-25

Distance

0.1km**342/77 HOBSONS ROAD
KENSINGTON VIC 3031** 2  2  1

Sold Price

\$595,000

Sold Date

07-Aug-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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