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	204/70 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	$425,000	&	$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$536,250	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
60 SPEAKMEN STREET KENSINGTON VIC 3031	$430,000	01-Jul-25
207/60 SPEAKMEN STREET KENSINGTON VIC 3031	$430,000	01-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: 04 October 2025

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60 SPEAKMEN STREET
KENSINGTON VIC 3031

2 1 1

Sold Price 430000 Sold Date 01-Jul-25

Distance -



207/60 SPEAKMEN STREET
KENSINGTON VIC 3031

2 1 1

Sold Price Sold Date 01-Jul-25

Distance -

RS = Recent sale UN = Undisclosed Sale

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