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	G13/363 Macaulay Road, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,195,000

Median sale price

Median price $597,500 Property Type Unit Suburb Kensington

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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	9/88 Ireland St WEST MELBOURNE 3003	$1,220,000	23/08/2025
2	189 Dryburgh St NORTH MELBOURNE 3051	$1,135,000	21/08/2025
3	407/275 Abbotsford St NORTH MELBOURNE 3051	$1,190,000	31/07/2025

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 six months.~~

This Statement of Information was prepared on: 21/11/2025 14:11

G13/363 Macaulay Road, Kensington Vic 3031

JellisCraig

Tim Ash
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3 2 5

Property Type: Townhouse
Land Size: 139.5 sqm approx

Indicative Selling Price
$1,195,000
Median Unit Price
September quarter 2025: $597,500

Agent Comments

Brand new double story 3 bedroom 2 bathroom townhouse with 2 car parks.

Comparable Properties



9/88 Ireland St WEST MELBOURNE 3003 (REI/VG)

3 2 1

Price: $1,220,000
Method: Sold Before Auction
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments

modern 3 bedroom 2 bathroom with single car space that has similar features to G13.



189 Dryburgh St NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: $1,135,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: Townhouse (Res)

Agent Comments

similar size and similar modern fitout, only has one car space and not 2.



407/275 Abbotsford St NORTH MELBOURNE 3051 (VG)

3 - -

Price: $1,190,000
Method: Sale
Date: 31/07/2025
Property Type: Strata Unit/Flat

Agent Comments

similar size, has industrial features like G13 and is located close by.

REIV THE DIFFERENCE | propertydata.com.au

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