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	101/50 Altona Street, Kensington Vic 3031

Indicative selling price

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

Single price $509,500

Median sale price

Median price $500,000 Property Type Unit Suburb Kensington

Period - From 01/10/2025 to 31/12/2025 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	201/86 Altona St KENSINGTON 3031	$500,000	15/01/2026
2	4/8 Mawbey St KENSINGTON 3031	$510,000	31/12/2025
3	407/77 Hobsons Rd KENSINGTON 3031	$525,000	06/12/2025

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: 17/03/2026 09:26

101/50 Altona Street, Kensington Vic 3031

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$509,500
Median Unit Price
December quarter 2025: $500,000

Comparable Properties



201/86 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment

Agent Comments



4/8 Mawbey St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 31/12/2025
Property Type: Apartment

Agent Comments



407/77 Hobsons Rd KENSINGTON 3031 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 06/12/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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