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	5/72-76 KENSINGTON ROAD 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	$490,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	Unit	Suburb	Kensington
Period-from	01 Mar 2025	to	28 Feb 2026	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
4/8 MAWBEY STREET KENSINGTON VIC 3031	$510,000	16-Dec-25
303/71 HENRY STREET KENSINGTON VIC 3031	$512,000	29-Oct-25
4G/108 ALTONA STREET KENSINGTON VIC 3031	$500,000	10-Oct-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: 20 March 2026

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ESTATE AGENTS

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4/8 MAWBEY STREET KENSINGTON VIC 3031

2 1 1

Sold Price **$510,000** Sold Date **16-Dec-25**

Distance **0.63km**



303/71 HENRY STREET KENSINGTON VIC 3031

2 2 1

Sold Price **$512,000** Sold Date **29-Oct-25**

Distance **0.15km**



4G/108 ALTONA STREET KENSINGTON VIC 3031

2 1 1

Sold Price **$500,000** Sold Date **10-Oct-25**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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