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	32 Collett Street, Kensington Vic 3031

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,190,000 Property Type House Suburb Kensington

Period - From 01/01/2025 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	68a Princes St FLEMINGTON 3031	$1,040,000	21/03/2026
2	27 Eltham St FLEMINGTON 3031	$995,000	14/03/2026
3	24 Collett St KENSINGTON 3031	$1,052,000	11/10/2025

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: 23/03/2026 10:19

32 Collett Street, Kensington Vic 3031

JellisCraig

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2 1 0

Property Type: House (Res)
Land Size: 166 sqm approx

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
Year ending December 2025: $1,190,000

Agent Comments

Freestanding and charming, single-front Victorian encapsulates the exceptional city-fringe lifestyle of Kensington.

Comparable Properties



68a Princes St FLEMINGTON 3031 (REI)

2 1 -

Price: $1,040,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)

Agent Comments

Comparable accommodation and location.



27 Eltham St FLEMINGTON 3031 (REI)

2 1 -

Price: $995,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 261 sqm approx

Agent Comments

Comparable accommodation and location.



24 Collett St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $1,052,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments

Comparable accommodation and location.

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