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	17/8 Mawbey Street, Kensington Vic 3031

Indicative selling price

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

Single price $380,000

Median sale price

Median price $544,500 Property Type Unit Suburb Kensington

Period - From 14/04/2024 to 13/04/2025 Source Property Data

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	103/60 Speakmen St KENSINGTON 3031	$370,000	31/03/2025
2	3/30 Pin Oak Cr FLEMINGTON 3031	$372,500	20/03/2025
3	10/12 Mawbey St KENSINGTON 3031	$370,000	16/03/2025

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: 14/04/2025 15:49

17/8 Mawbey Street, Kensington Vic 3031



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000
Median Unit Price
14/04/2024 - 13/04/2025: $544,500

Comparable Properties



103/60 Speakmen St KENSINGTON 3031 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment

Agent Comments



3/30 Pin Oak Cr FLEMINGTON 3031 (REI)

1 1 1

Price: $372,500
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment

Agent Comments



10/12 Mawbey St KENSINGTON 3031 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 16/03/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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