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<br>Including suburb and postcode | 24/8-32 Howlett Street, Kensington Vic 3031 |

## Indicative selling price

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

Range between $460,000 & $506,000

## Median sale price

Median price $490,000 Property Type Unit Suburb Kensington

Period - From 07/04/2025 to 06/04/2026 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 | 202/62 Altona St KENSINGTON 3031 | $475,000 | 02/03/2026 |
| 2 | 102/62 Altona St KENSINGTON 3031 | $490,000 | 16/01/2026 |
| 3 | 201/86 Altona St KENSINGTON 3031 | $500,000 | 15/01/2026 |

**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: 07/04/2026 11:03

# 24/8-32 Howlett Street, Kensington Vic 3031

Ray Nardella
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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$460,000 - $506,000
**Median Unit Price**
07/04/2025 - 06/04/2026: $490,000

## Comparable Properties



**202/62 Altona St KENSINGTON 3031 (REI)**

2 2 1

**Price:** $475,000
**Method:** Private Sale
**Date:** 02/03/2026
**Property Type:** Apartment

Agent Comments



**102/62 Altona St KENSINGTON 3031 (REI)**

2 2 1

**Price:** $490,000
**Method:** Private Sale
**Date:** 16/01/2026
**Property Type:** Apartment

Agent Comments



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

2 1 1

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

Agent Comments



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