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	413/60 SPEAKMEN STREET 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	$415,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	Unit	Suburb	Kensington
Period-from	01 May 2025	to	30 Apr 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
313/60 SPEAKMEN STREET KENSINGTON VIC 3031	$390,000	13-Feb-26
102/88 ALTONA STREET KENSINGTON VIC 3031	$442,000	21-Nov-25
117/80 ORMOND STREET KENSINGTON VIC 3031	$410,000	10-Feb-26

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: 08 May 2026

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ESTATE AGENTS

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313/60 SPEAKMEN STREET KENSINGTON VIC 3031

2 1 1

Sold Price **$390,000** Sold Date **13-Feb-26**

Distance **0km**



102/88 ALTONA STREET KENSINGTON VIC 3031

2 1 1

Sold Price **$442,000** Sold Date **21-Nov-25**

Distance **0.87km**



117/80 ORMOND STREET KENSINGTON VIC 3031

2 1 1

Sold Price **$410,000** Sold Date **10-Feb-26**

Distance **1.12km**

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

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