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	3/2 NOTTINGHAM 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	$340,000	&	$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	Unit	Suburb	Kensington
Period-from	01 Jun 2025	to	31 May 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
506/255 RACECOURSE ROAD KENSINGTON VIC 3031	$365,000	13-Mar-26
6/7-9 RANKINS ROAD KENSINGTON VIC 3031	$380,000	03-Mar-26
8/7-9 RANKINS ROAD KENSINGTON VIC 3031	$397,000	19-Sep-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: 04 June 2026

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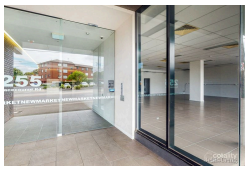

506/255 RACECOURSE ROAD KENSINGTON VIC 3031

1 1 1

Sold Price **$365,000** Sold Date **13-Mar-26**

Distance **0.02km**



6/7-9 RANKINS ROAD KENSINGTON VIC 3031

1 1 1

Sold Price **$380,000** Sold Date **03-Mar-26**

Distance **0.03km**



8/7-9 RANKINS ROAD KENSINGTON VIC 3031

1 1 1

Sold Price **$397,000** Sold Date **19-Sep-25**

Distance **0.03km**



5/22 PRINCES STREET FLEMINGTON VIC 3031

1 1 1

Sold Price **$352,000** Sold Date **13-Mar-26**

Distance **0.14km**

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

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