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	406/40 Altona Street, Kensington Vic 3031

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $572,500 Property Type Unit Suburb Kensington

Period - From 01/01/2026 to 31/03/2026 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	313/188 Macaulay Rd NORTH MELBOURNE 3051	$585,000	18/05/2026
2	22/37 Ascot Vale Rd ASCOT VALE 3032	$570,000	12/05/2026
3	208/108 Altona St KENSINGTON 3031	$500,000	21/04/2026

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: 16/06/2026 11:32

406/40 Altona Street, Kensington Vic 3031

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2 2 1

Property Type: Apartment

Agent Comments

Two bedroom apartment, two bathroom and one carspace

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
March quarter 2026: $572,500

Comparable Properties



313/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $585,000
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment

Agent Comments

Same accommodation and internal condition



22/37 Ascot Vale Rd ASCOT VALE 3032 (REI)

2 1 2

Price: $570,000
Method: Private Sale
Date: 12/05/2026
Property Type: Unit

Agent Comments

Similar accommodation (one less bathroom and one more carspace) and internal condition. Two level apartment



208/108 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

Agent Comments

Similar accommodation (one less bathroom) and internal condition

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