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	428 Arden Street, Kensington Vic 3031

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,200,000 Property Type House Suburb Kensington

Period - From 01/04/2025 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	104 Ireland St WEST MELBOURNE 3003	$1,155,000	30/05/2026
2	70 Elm St NORTH MELBOURNE 3051	$1,020,000	27/05/2026
3	121 Princes St FLEMINGTON 3031	$1,047,500	23/05/2026

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: 25/06/2026 09:08

428 Arden Street, Kensington Vic 3031

JellisCraig

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2 1 1

Property Type: House

Agent Comments

Fully renovated single front home in a premier Kensington Pocket.

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending March 2026: $1,200,000

Comparable Properties



104 Ireland St WEST MELBOURNE 3003 (REI)

2 1 1

Price: $1,155,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments

Single Fronted 2 bedroom home.



70 Elm St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $1,020,000
Method: Private Sale
Date: 27/05/2026
Property Type: House

Agent Comments

Single Fronted 2 bedroom home but unrenovated.



121 Princes St FLEMINGTON 3031 (REI)

2 1 -

Price: $1,047,500
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 211 sqm approx

Agent Comments

Single Fronted 2 bedroom home but unrenovated.

REIV THE DIFFERENCE

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