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	509/72 Altona Street, Kensington Vic 3031

Indicative selling price

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

Single price $550,000

Median sale price

Median price $537,000 Property Type Unit Suburb Kensington

Period - From 01/04/2026 to 30/06/2026 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	9/33 Rankins Rd KENSINGTON 3031	$572,000	08/08/2026
2	14/7 Rankins Rd KENSINGTON 3031	$545,000	15/06/2026
3	301/72 Altona St KENSINGTON 3031	$559,000	15/05/2026

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: 26/08/2026 17:52

509/72 Altona Street, Kensington Vic 3031

Adam Hicks
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2 1 1

Property Type: Apartment

Agent Comments

Two bedroom apartment, one bathroom and off street parking for one car.

Indicative Selling Price
$550,000
Median Unit Price
June quarter 2026: $537,000

Comparable Properties



9/33 Rankins Rd KENSINGTON 3031 (REI)

2 1 2

Price: $572,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Apartment

Agent Comments

Similar accommodation and internal condition



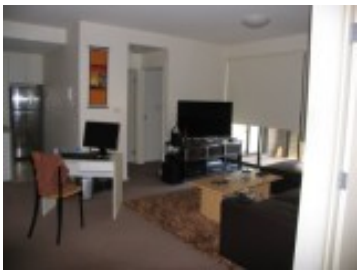
14/7 Rankins Rd KENSINGTON 3031 (REI/VG)

2 1 1

Price: $545,000
Method: Private Sale
Date: 15/06/2026
Property Type: Apartment

Agent Comments

Similar accommodation and internal condition



301/72 Altona St KENSINGTON 3031 (VG)

2 - -

Price: $559,000
Method: Sale
Date: 15/05/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar accommodation and internal condition

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