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	8 Barnett Street, Kensington Vic 3031

Indicative selling price

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

Range between $1,040,000 & $1,100,000

Median sale price

Median price $1,155,000 Property Type House Suburb Kensington

Period - From 01/04/2024 to 31/03/2025 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	18 Rankins Rd KENSINGTON 3031	$1,190,000	03/05/2025
2	127 Princes St FLEMINGTON 3031	$1,130,000	12/04/2025
3	92 Tennyson St KENSINGTON 3031	$1,183,000	11/04/2025

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: 08/05/2025 14:05

8 Barnett Street, Kensington Vic 3031

Kieran Moloney
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3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 138 sqm approx

Indicative Selling Price
$1,040,000 - $1,100,000
Median House Price
Year ending March 2025: $1,155,000

Agent Comments

Renovated double story single front offering 3 bed, 2 bath & 1 car from ROW.

Comparable Properties



18 Rankins Rd KENSINGTON 3031 (REI)

3 1 2

Price: $1,190,000
Method: Private Sale
Date: 03/05/2025
Property Type: House

Agent Comments

Newer renovation & off street parking for 2 cars.



127 Princes St FLEMINGTON 3031 (REI)

3 1 -

Price: $1,130,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House

Agent Comments

Newer kitchen & bath and larger block.



92 Tennyson St KENSINGTON 3031 (REI)

2 1 1

Price: $1,183,000
Method: Private Sale
Date: 11/04/2025
Property Type: House

Agent Comments

Newer renovation & larger block.

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