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	15 Howlett Street, Kensington Vic 3031

Indicative selling price

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

Range between $860,000 & $910,000

Median sale price

Median price $1,080,000 Property Type House Suburb Kensington

Period - From 01/07/2024 to 30/09/2024 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	16 Coopers La KENSINGTON 3031	$938,000	09/10/2024
2	21 Graham St KENSINGTON 3031	$960,000	20/09/2024
3	76 The Crescent KENSINGTON 3031	$860,000	21/08/2024

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: 25/10/2024 11:15

15 Howlett Street, Kensington Vic 3031

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$860,000 - $910,000
Median House Price
September quarter 2024: $1,080,000

Comparable Properties



16 Coopers La KENSINGTON 3031 (REI)

3 2 1

Price: $938,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: Townhouse (Res)

Agent Comments



21 Graham St KENSINGTON 3031 (REI)

3 1 1

Price: $960,000
Method: Private Sale
Date: 20/09/2024
Property Type: Townhouse (Res)

Agent Comments



76 The Crescent KENSINGTON 3031 (REI)

3 2 1

Price: $860,000
Method: Private Sale
Date: 21/08/2024
Property Type: Townhouse (Res)

Agent Comments

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