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	22 Barnett Street, Kensington Vic 3031

Indicative selling price

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

Range between $860,000 & $940,000

Median sale price

Median price $1,152,000 Property Type House Suburb Kensington

Period - From 01/01/2024 to 31/12/2024 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	5 Norwood St FLEMINGTON 3031	$910,000	04/11/2024
2	2 Bent St KENSINGTON 3031	$902,750	14/10/2024
3	38 Parsons St KENSINGTON 3031	$920,000	20/09/2024

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: 05/02/2025 11:30

22 Barnett Street, Kensington Vic 3031

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2 1

Property Type: House

Agent Comments

2 Bedroom, 1 Bathroom single front home.

Indicative Selling Price
$860,000 - $940,000
Median House Price
Year ending December 2024: $1,152,000

Comparable Properties



5 Norwood St FLEMINGTON 3031 (VG)

2 - -

Price: $910,000
Method: Sale
Date: 04/11/2024
Property Type: House (Res)
Land Size: 124 sqm approx

Agent Comments

Comparable location, similar accommodation, inferior interior.



2 Bent St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $902,750
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior.



38 Parsons St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $920,000
Method: Private Sale
Date: 20/09/2024
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior.

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