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	5/6 Darcy Lane, Kensington Vic 3031

Indicative selling price

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

Range between $560,000 & $580,000

Median sale price

Median price $885,000 Property Type Townhouse Suburb Kensington

Period - From 11/03/2024 to 10/03/2025 Source Property Data

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	12/16 Mawbey St KENSINGTON 3031	$520,000	30/11/2024
2	20 Bradfield La KENSINGTON 3031	$570,000	29/11/2024
3	8/80 Henry St KENSINGTON 3031	$582,000	18/10/2024

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: 11/03/2025 12:27

5/6 Darcy Lane, Kensington Vic 3031

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

2 Bedroom, 1 bathroom townhouse.

Indicative Selling Price
$560,000 - $580,000
Median Townhouse Price
11/03/2024 - 10/03/2025: $885,000

Comparable Properties



12/16 Mawbey St KENSINGTON 3031 (REI)

2 1 1

Price: $520,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment

Agent Comments

Similar location, similar accommodation, similar interior .



20 Bradfield La KENSINGTON 3031 (REI/VG)

1 1 -

Price: $570,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: Unit

Agent Comments

Similar location, less accommodation, superior interior .



8/80 Henry St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $582,000
Method: Private Sale
Date: 18/10/2024
Property Type: Unit

Agent Comments

Similar location, similar accommodation, similar interior

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