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	6 Rourke Lane, Kensington Vic 3031

Indicative selling price

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

Range between $660,000 & $710,000

Median sale price

Median price $835,000 Property Type Townhouse Suburb Kensington

Period - From 13/05/2024 to 12/05/2025 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	24 Mcallister Mews KENSINGTON 3031	$700,000	21/04/2025
2	9 Taylor Mews KENSINGTON 3031	$670,000	26/03/2025
3	16 Birch La KENSINGTON 3031	$715,000	24/12/2024

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: 13/05/2025 16:54

6 Rourke Lane, Kensington Vic 3031

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2 2 2

Property Type: Townhouse

Agent Comments

2 bedroom, 2 bathroom, tri-level townhouse.

Indicative Selling Price
$660,000 - $710,000
Median Townhouse Price
13/05/2024 - 12/05/2025: $835,000

Comparable Properties



24 Mcallister Mews KENSINGTON 3031 (REI)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 21/04/2025
Property Type: Townhouse (Res)

Agent Comments

Comparable location, similar accommodation, less bathrooms, less parking.



9 Taylor Mews KENSINGTON 3031 (REI/VG)

2 1 1

Price: $670,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Single)
Land Size: 78 sqm approx

Agent Comments

Comparable location, similar accommodation, less bathrooms, less parking.



16 Birch La KENSINGTON 3031 (REI/VG)

2 1 1

Price: $715,000
Method: Private Sale
Date: 24/12/2024
Property Type: Townhouse (Single)
Land Size: 138 sqm approx

Agent Comments

Comparable location, similar accommodation, less bathrooms, less parking.

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