

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 312/60 Speakmen Street, Kensington Vic 3031

Indicative selling price

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

Single price \$355,000

Median sale price

Median price \$552,500

Property Type Unit

Suburb Kensington

Period - From 01/01/2025

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	15/8 Mawbey St KENSINGTON 3031	\$370,000	25/04/2025
2	103/60 Speakmen St KENSINGTON 3031	\$370,000	31/03/2025
3	103/80 Speakmen St KENSINGTON 3031	\$325,500	22/03/2025

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:

07/05/2025 17:44



Property Type: Apartment

Agent Comments

Comparable Properties



15/8 Mawbey St KENSINGTON 3031 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 25/04/2025

Property Type: Apartment



103/60 Speakmen St KENSINGTON 3031 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment



103/80 Speakmen St KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$325,500

Method: Private Sale

Date: 22/03/2025

Property Type: Apartment

Account - Jellis Craig | P: 98305966