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	10 Clare Lane, Kensington Vic 3031

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,130,000 Property Type House Suburb Kensington

Period - From 01/07/2024 to 30/06/2025 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	2/120 Newman St KENSINGTON 3031	$1,000,000	14/06/2025
2	5/80 Hobsons Rd KENSINGTON 3031	$1,099,000	30/05/2025
3	7/2 Rankins Rd KENSINGTON 3031	$1,080,000	10/05/2025

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: 08/09/2025 14:45

10 Clare Lane, Kensington Vic 3031

JellisCraig

Carmel Morganti
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3 3 1

Property Type: House (Res)

Agent Comments

Modern Tri-Level Townhouse in the good pocket of Kensington, walking distance to Kensington Village and Public Transport

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2025: $1,130,000

Comparable Properties



2/120 Newman St KENSINGTON 3031 (REI/VG)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments

Older Build in inferior location and one less bed/bath but one more car space



5/80 Hobsons Rd KENSINGTON 3031 (REI/VG)

4 3 2

Price: $1,099,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)

Agent Comments

Comparable with an extra car space and larger internals, but older build in an inferior location.



7/2 Rankins Rd KENSINGTON 3031 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)

Agent Comments

Comparable location slightly bigger with one more car space but less bedroom. unrenovated.

REIV THE DIFFERENCE

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