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	24 Collett Street, Kensington Vic 3031

Indicative selling price

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

Range between $960,000 & $1,040,000

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 Bent St KENSINGTON 3031	$970,000	28/05/2025
2	5 Durham St KENSINGTON 3031	$966,000	21/05/2025
3	36 Barnett St KENSINGTON 3031	$960,000	18/05/2025

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: 01/10/2025 14:23

24 Collett Street, Kensington Vic 3031

JellisCraig

Simon Mason
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Indicative Selling Price
$960,000 - $1,040,000
Median House Price
Year ending June 2025: $1,130,000



2 1

Property Type: House

Agent Comments

2 Bedroom, 1 bathroom home.

Comparable Properties



2 Bent St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $970,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House
Land Size: 146 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, inferior land.



5 Durham St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $966,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 141 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, inferior land.



36 Barnett St KENSINGTON 3031 (VG)

2 - -

Price: $960,000
Method: Sale
Date: 18/05/2025
Property Type: House (Res)
Land Size: 168 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, inferior land.

REIV THE DIFFERENCE

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