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	4 Smith Street, Kensington VIC 3031

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,050,000 Property Type House Suburb Kensington

Period - From 06/05/2025 to 05/11/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
47 Stawell Street North Melbourne VIC 3051	$1,212,000	30/10/2025
38 Gilbertson Walk Kensington VIC 3031	$1,190,000	09/09/2025
28 Peppercorn Walk Kensington VIC 3031	$1,160,000	24/07/2025

This Statement of Information was prepared on: 06/11/2025