

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	806/70 Speakman Street, Kensington, VIC 3031
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Indicative selling price

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

Price Range	\$440,000	&	\$470,000
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Median sale price

Median price	\$535,250	Property Type	Unit	Suburb	Kensington (3031)
Period - From	01/06/2024	to	31/05/2025	Source	Corelogic

Comparable property sales

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
208/70 SPEAKMEN STREET, KENSINGTON VIC 3031	\$430,000	11/04/2025
803/70 SPEAKMEN STREET, KENSINGTON VIC 3031	\$445,000	31/03/2025
38/1-13 GATEHOUSE DRIVE, KENSINGTON VIC 3031	\$460,000	18/03/2025

This Statement of Information was prepared on: 03/06/2025