

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

3 BARNETT STREET KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

House

Suburb

Kensington

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

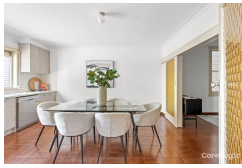
Date of sale

23 EPSOM ROAD KENSINGTON VIC 3031	\$1,366,000	16-Mar-25
41 BANGALORE STREET KENSINGTON VIC 3031	\$1,532,000	14-Feb-25

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 6 months.

This Statement of Information was prepared on: 16 May 2025



23 EPSOM ROAD KENSINGTON VIC 3031 Sold Price **\$1,366,000** Sold Date **16-Mar-25**

4 1 1

Distance **0.64km**



41 BANGALORE STREET KENSINGTON VIC 3031 Sold Price **\$1,532,000** Sold Date **14-Feb-25**

3 1 1

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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