

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

7.09/38 Albermarle Street, Kensington Vic 3031

Indicative selling price

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

Single price

\$1,165,000

Median sale price

Median price

\$570,000

Property Type

Unit

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	1/42-44 Manningham St PARKVILLE 3052	\$1,218,000	14/07/2025
2	8/2 Rankins Rd KENSINGTON 3031	\$1,130,000	03/06/2025
3	2004/1 Ascot Vale Rd FLEMINGTON 3031	\$1,200,000	07/03/2025

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:

01/08/2025 16:05



 3  2 

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,160,000
Median Unit Price
Year ending June 2025: \$570,000

Comparable Properties



1/42-44 Manningham St PARKVILLE 3052 (REI)

Agent Comments

 3  2  2

Price: \$1,218,000
Method: Private Sale
Date: 14/07/2025
Property Type: Townhouse (Single)



8/2 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

 3  2  2

Price: \$1,130,000
Method: Private Sale
Date: 03/06/2025
Property Type: House



2004/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000