

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

33 LINCOLN MEWS 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jul 2024

to

30 Jun 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 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

19 LINCOLN MEWS KENSINGTON VIC 3031	\$815,000	12-Feb-25
1/26 COOPERS LANE KENSINGTON VIC 3031	\$840,000	01-Mar-25
3/36 ALFRED STREET NORTH MELBOURNE VIC 3051	\$835,000	22-Aug-24

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.~~

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Bridie Celin

M 0421769931

E bridie.celin@belleproperty.com



**19 LINCOLN MEWS KENSINGTON
VIC 3031**

2 1 1

Sold Price

\$815,000

Sold Date

12-Feb-25

Distance

0.05km



**1/26 COOPERS LANE KENSINGTON
VIC 3031**

2 1 1

Sold Price

\$840,000

Sold Date

01-Mar-25

Distance

0.58km



**3/36 ALFRED STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

\$835,000

Sold Date

22-Aug-24

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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