

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

209/60 SPEAKMEN 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

\$350,000

&

\$385,000

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

103/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	18-Mar-25
101/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$365,000	08-Apr-25
17/8 MAWBAY STREET KENSINGTON VIC 3031	\$370,000	06-Jun-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: 29 July 2025



103/60 SPEAKMEN STREET KENSINGTON VIC 3031

1 1 1

Sold Price **\$370,000** Sold Date **18-Mar-25**

Distance **0km**



101/60 SPEAKMEN STREET KENSINGTON VIC 3031

1 1 1

Sold Price **\$365,000** Sold Date **08-Apr-25**

Distance **0km**



17/8 MAWBAY STREET KENSINGTON VIC 3031

1 1 1

Sold Price **\$370,000** Sold Date **06-Jun-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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