

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

32/8 HOWLETT 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

\$490,000

&

\$535,000

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

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

9/8 MAWBEY STREET KENSINGTON VIC 3031	\$537,500	06-May-25
2/8 MAWBEY STREET KENSINGTON VIC 3031	\$530,000	16-May-25
35/8 HOWLETT STREET KENSINGTON VIC 3031	\$482,000	09-Jan-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: 04 July 2025



**9/8 MAWBAY STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$537,500** Sold Date **06-May-25**

Distance **0.08km**



**2/8 MAWBAY STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **16-May-25**

Distance **0.08km**



**35/8 HOWLETT STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$482,000** Sold Date **09-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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