

## 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

203/40 ALTONA STREET KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Dec 2024

to

31 Dec 2024

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

102/40 ALTONA STREET KENSINGTON VIC 3031	\$530,000	10-Jun-23
212/40 ALTONA STREET KENSINGTON VIC 3031	\$417,500	24-Mar-23
306/84-102 ALTONA STREET KENSINGTON VIC 3031	\$490,000	12-Aug-23

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: 05 January 2025



**102/40 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$530,000** Sold Date **10-Jun-23**

Distance **0km**



**212/40 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$417,500** Sold Date **24-Mar-23**

Distance **0km**



**306/84-102 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$490,000** Sold Date **12-Aug-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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