

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

4 Cuffe Walk, Kensington Vic 3031

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$860,000

Property Type Townhouse

Suburb Kensington

Period - From 23/03/2025

to 22/03/2026

Source Property Data

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 | 13 Wakefield St KENSINGTON 3031 | \$1,200,000 | 28/02/2026 |
| 2 | 72 Henry St KENSINGTON 3031 | \$1,220,000 | 02/12/2025 |
| 3 | 14 Speakmen St KENSINGTON 3031 | \$1,240,000 | 28/10/2025 |

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:

23/03/2026 13:40

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Indicative Selling Price

\$1,300,000

Median Townhouse Price

23/03/2025 - 22/03/2026: \$860,000



3 2 2

Property Type: House

Land Size: 225 sqm approx

Agent Comments

Three bedroom townhouse, two bathroom and off street parking for two cars.

Comparable Properties



13 Wakefield St KENSINGTON 3031 (REI)

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 183 sqm approx

Agent Comments

Similar accommodation and location



72 Henry St KENSINGTON 3031 (REI/VG)

3 2 2

Price: \$1,220,000

Method: Auction Sale

Date: 02/12/2025

Property Type: Townhouse (Res)

Agent Comments

Similar accommodation and location



14 Speakmen St KENSINGTON 3031 (REI/VG)

3 2 2

Price: \$1,240,000

Method: Sold Before Auction

Date: 28/10/2025

Property Type: House (Res)

Land Size: 204 sqm approx

Agent Comments

Similar accommodation and location

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555