

# 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

102/87 Lambeth 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)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Kensington

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	13/300 Racecourse Rd FLEMINGTON 3031	\$455,000	27/11/2025
2	3/7-9 Rankins Rd KENSINGTON 3031	\$508,000	13/11/2025
3	15/7-9 Rankins Rd KENSINGTON 3031	\$425,000	07/11/2025

**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.~~

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**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 64 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$450,000 - \$495,000  
**Median Unit Price**  
 December quarter 2025: \$500,000

Large one bedroom, plus study apartment in a warehouse conversion.

## Comparable Properties



**13/300 Racecourse Rd FLEMINGTON 3031 (REI/VG)**



**Price:** \$455,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2025  
**Property Type:** Apartment

**Agent Comments**

One bedroom apartment with high ceilings and a car space, smaller internally and no separate study. Located on a busier road



**3/7-9 Rankins Rd KENSINGTON 3031 (REI)**



**Price:** \$508,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Property Type:** Apartment

**Agent Comments**

Two bedroom (not one bedroom plus study like Lambeth) apartment in a busier location, lower spec internally.



**15/7-9 Rankins Rd KENSINGTON 3031 (REI)**



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 07/11/2025  
**Property Type:** Apartment

**Agent Comments**

One bedroom apartment, located in a busier location, smaller internally without a study and lower spec.

**Account - Jas Stephens - Yarraville | P: 03 93169000**