

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

46 Collett Street, Kensington Vic 3031

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,185,000

Property Type

House

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	48 Princes St FLEMINGTON 3031	\$700,000	18/02/2026
2	46 Ascot Vale Rd FLEMINGTON 3031	\$810,000	11/12/2025
3	3 Hopetoun St KENSINGTON 3031	\$823,000	18/10/2025

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:

25/02/2026 18:21

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

December quarter 2025: \$1,185,000



Property Type: House

Agent Comments

Two Bedroom house, one bathroom

Comparable Properties



48 Princes St FLEMINGTON 3031 (REI)



Agent Comments

Same accommodation and internal condition

Price: \$700,000

Method: Private Sale

Date: 18/02/2026

Property Type: House



46 Ascot Vale Rd FLEMINGTON 3031 (REI)



Agent Comments

Same accommodation, superior internal condition

Price: \$810,000

Method: Private Sale

Date: 11/12/2025

Property Type: House



3 Hopetoun St KENSINGTON 3031 (REI/VG)



Agent Comments

Same accommodation, inferior internal condition

Price: \$823,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 141 sqm approx

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