

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$870,000 Property Type Townhouse Suburb Kensington

Period - From 02/03/2025 to 01/03/2026 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	51 Bateman Rd KENSINGTON 3031	\$1,050,000	19/02/2026
2	72 Henry St KENSINGTON 3031	\$1,220,000	02/12/2025
3	24 Wisewould St FLEMINGTON 3031	\$1,100,000	22/10/2025

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: 02/03/2026 17:08

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

02/03/2025 - 01/03/2026: \$870,000



3 2 2

Property Type: Townhouse

Agent Comments

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

Comparable Properties



51 Bateman Rd KENSINGTON 3031 (REI)

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 19/02/2026

Property Type: Townhouse (Single)

Agent Comments

Similar accommodation (one less bathroom) 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



24 Wisewould St FLEMINGTON 3031 (REI/VG)

3 3 1

Price: \$1,100,000

Method: Private Sale

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 170 sqm approx

Agent Comments

Similar accommodation (one more bathroom, one less carspace) and location

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