

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

202/62 Altona Street, Kensington Vic 3031

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$527,000

Property Type

Unit

Suburb

Kensington

Period - From

01/01/2025

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	102/62 Altona St KENSINGTON 3031	\$490,000	20/01/2026
2	201/86 Altona St KENSINGTON 3031	\$500,000	15/01/2026
3	209/108 Altona St KENSINGTON 3031	\$505,000	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.~~

This Statement of Information was prepared on:

04/02/2026 10:05

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Indicative Selling Price

\$490,000

Median Unit Price

Year ending December 2025: \$527,000



2 2 1

Property Type: Apartment

Agent Comments

Light filled apartment close to park lands and public transport.

Comparable Properties



102/62 Altona St KENSINGTON 3031 (REI)

2 2 1

Agent Comments

Comparable location and accommodation

Price: \$490,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment



201/86 Altona St KENSINGTON 3031 (REI)

2 1 1

Agent Comments

Comparable location and accommodation

Price: \$500,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



209/108 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Agent Comments

Comparable location and accommodation

Price: \$505,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment

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