

# 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 G14/363 Macaulay Road, 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 \$1,150,000 & \$1,195,000

### 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	13/363 Macaulay Rd KENSINGTON 3031	\$1,150,000	05/01/2026
2	1/17 Mooltan St TRAVANCORE 3032	\$1,107,500	20/12/2025
3	4 Smith St KENSINGTON 3031	\$1,200,000	25/11/2025

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: 09/02/2026 11:41

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3 2 2

**Property Type:** Townhouse  
**Land Size:** 139.5 sqm approx

**Agent Comments**

Brand new 3 bedroom 2 bathroom loft style townhouse.

**Indicative Selling Price**

\$1,150,000 - \$1,200,000

**Median Unit Price**

December quarter 2025: \$500,000

## Comparable Properties



**13/363 Macaulay Rd KENSINGTON 3031 (REI)**

3 2 2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 05/01/2026  
**Property Type:** Townhouse (Single)

**Agent Comments**

Identical floor plan and layout.



**1/17 Mooltan St TRAVANCORE 3032 (REI)**

3 2 2

**Price:** \$1,107,500  
**Method:** Private Sale  
**Date:** 20/12/2025  
**Property Type:** House (Res)  
**Land Size:** 201 sqm approx

**Agent Comments**

similar size internally with modern fit out.



**4 Smith St KENSINGTON 3031 (REI/VG)**

3 3 1

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 25/11/2025  
**Property Type:** Townhouse (Res)

**Agent Comments**

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