

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 5/120 Newman Street, Kensington Vic 3031

Indicative selling price

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

Single price \$915,000

Median sale price

Median price \$1,190,000 Property Type House 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	7 Smyth Mews NORTH MELBOURNE 3051	\$908,500	18/02/2026
2	25 Lincoln Mews KENSINGTON 3031	\$860,000	17/02/2026
3	28a Mark St NORTH MELBOURNE 3051	\$905,000	16/02/2026

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:

27/02/2026 10:31

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Indicative Selling Price

\$915,000

Median House Price

Year ending December 2025: \$1,190,000



2 2 2

Property Type: Townhouse
(Single)

Agent Comments

Well proportioned tri level townhouse offering 2 bed, multiple living zones, 2 bath, 2 car garage

Comparable Properties



7 Smyth Mews NORTH MELBOURNE 3051 (REI)

2 2 1

Price: \$908,500

Method: Auction Sale

Date: 18/02/2026

Property Type: Townhouse (Res)

Agent Comments

Comparable style of home, comparable accommodation lacking second car park.



25 Lincoln Mews KENSINGTON 3031 (REI)

2 1 1

Price: \$860,000

Method: Private Sale

Date: 17/02/2026

Property Type: Townhouse (Single)

Agent Comments

Comparable style of property, lacking similar accommodation



28a Mark St NORTH MELBOURNE 3051 (REI)

3 2 1

Price: \$905,000

Method: Private Sale

Date: 16/02/2026

Property Type: Townhouse (Res)

Agent Comments

Comparable style of property, extra bedroom but lacking second car park.

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