

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

13 REYNOLDS LANE KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2/58 BATEMAN ROAD KENSINGTON VIC 3031	\$1,300,000	13-Jan-26
23-25 WAKEFIELD STREET KENSINGTON VIC 3031	\$1,367,500	13-Jan-26
12-14 SIMPSON WALK KENSINGTON VIC 3031	\$1,325,000	25-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 16 February 2026

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**2/58 BATEMAN ROAD
KENSINGTON VIC 3031**

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Sold Price ^{RS} **\$1,300,000** Sold Date **13-Jan-26**

Distance **0.09km**



**23-25 WAKEFIELD STREET
KENSINGTON VIC 3031**

3 3 1

Sold Price **\$1,367,500** Sold Date **13-Jan-26**

Distance **0.37km**



**12-14 SIMPSON WALK
KENSINGTON VIC 3031**

5 4 2

Sold Price **\$1,325,000** Sold Date **25-Oct-25**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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