

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

3/7 WIGHT STREET 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

or range
between

\$330,000

&

\$360,000

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

317/77 HOBSONS ROAD KENSINGTON VIC 3031	\$354,000	05-Dec-25
106/88 ALTONA STREET KENSINGTON VIC 3031	\$370,000	27-Nov-25
307/62 ALTONA STREET KENSINGTON VIC 3031	\$345,000	13-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



**317/77 HOBSONS ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$354,000** Sold Date **05-Dec-25**

Distance **1.16km**



**106/88 ALTONA STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **27-Nov-25**

Distance **0.46km**



**307/62 ALTONA STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$345,000** Sold Date **13-Oct-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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