

## 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

14-16 TANKARD STREET KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$1,275,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2025

to

28 Feb 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

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

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: 02 March 2026

# EDWARD THOMAS

ESTATE AGENTS

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

5 4 2

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

Distance **0.25km**



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

3 3 1

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

Distance **0.15km**



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

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Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **13-Jan-26**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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