

## 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

407/18 BENT 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

\$620,000

&

\$650,000

### 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

|   |           |           |
|---|-----------|-----------|
| 403/111 CANNING STREET NORTH MELBOURNE VIC 3051 | \$650,000 | 12-Dec-25 |
| 11/300 RACECOURSE ROAD FLEMINGTON VIC 3031      | \$660,000 | 16-Oct-25 |
| 301/35 ARDEN STREET NORTH MELBOURNE VIC 3051    | \$662,000 | 21-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: 11 February 2026



**403/111 CANNING STREET NORTH  
MELBOURNE VIC 3051**

 2  
  1  
  1

Sold Price

**\$650,000**

Sold Date

**12-Dec-25**

Distance

**0.53km**



**11/300 RACECOURSE ROAD  
FLEMINGTON VIC 3031**

 2  
  1  
  1

Sold Price

**\$660,000**

Sold Date

**16-Oct-25**

Distance

**0.93km**



**301/35 ARDEN STREET NORTH  
MELBOURNE VIC 3051**

 2  
  1  
  1

Sold Price

<sup>RS</sup> **\$662,000**

Sold Date

**21-Jan-26**

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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