

## 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

17/16 MAWBEY 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

\$375,000

&

\$395,000

### 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

18/18 MAWBEY STREET KENSINGTON VIC 3031	\$380,000	09-Dec-25
8/7-9 RANKINS ROAD KENSINGTON VIC 3031	\$397,000	19-Sep-25
110/71 HENRY STREET KENSINGTON VIC 3031	\$410,000	08-Nov-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: 04 February 2026

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**18/18 MAWBAY STREET  
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$380,000** Sold Date **09-Dec-25**

Distance **0.01km**



**8/7-9 RANKINS ROAD  
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$397,000** Sold Date **19-Sep-25**

Distance **0.82km**



**110/71 HENRY STREET  
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$410,000** Sold Date **08-Nov-25**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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