

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

409/62 ALTONA 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jan 2025

to

31 Dec 2025

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

307/62 ALTONA STREET KENSINGTON VIC 3031	\$345,000	13-Oct-25
304/84-102 ALTONA STREET KENSINGTON VIC 3031	\$350,000	28-Aug-25
106/88 ALTONA STREET KENSINGTON VIC 3031	\$370,000	27-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: 16 January 2026



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

 1  1  1

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

Distance **0km**



**304/84-102 ALTONA STREET
KENSINGTON VIC 3031**

 1  1  1

Sold Price **\$350,000** Sold Date **28-Aug-25**

Distance **0.14km**



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

 1  1  1

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

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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