

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 702/70 Speakmen Street, Kensington, VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$430,000

Median sale price

Median price \$535,000 Property Type House Suburb Kensington (3031)

Period - From 01/12/2025 to 30/11/2025 Source Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
207/60 SPEAKMEN STREET, KENSINGTON VIC 3031	\$430,000	01/07/2025
106/60 SPEAKMEN STREET, KENSINGTON VIC 3031	\$420,000	16/08/2025
204/70 SPEAKMEN STREET, KENSINGTON VIC 3031	\$430,000	14/11/2025

This Statement of Information was prepared on: 19/12/2025