

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 3111/363 Macaulay Road, Kensington Vic 3031

Indicative selling price

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

Single price \$1,475,000

Median sale price

Median price \$597,500

Property Type Unit

Suburb Kensington

Period - From 01/07/2025

to 30/09/2025

Source REIV

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 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
1	1/2 Chatham St FLEMINGTON 3031	\$1,286,000	16/10/2025
2	30a Munster Tce NORTH MELBOURNE 3051	\$1,341,000	04/10/2025
3	2/1b Bayswater Rd KENSINGTON 3031	\$1,587,000	30/08/2025

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 six months.~~

This Statement of Information was prepared on:

27/11/2025 15:20



3 2 2

Property Type: Townhouse
Land Size: 194 sqm approx

Agent Comments

Luxurious 3 bedroom 2 bathroom with stunning roof top terrace. A very unique property.

Indicative Selling Price

\$1,475,000

Median Unit Price

September quarter 2025: \$597,500

Comparable Properties



1/2 Chatham St FLEMINGTON 3031 (REI)

3 2 1

Price: \$1,286,000

Method: Auction Sale

Date: 16/10/2025

Property Type: Townhouse (Res)

Agent Comments

Corner townhouse of a similar size in neighbouring suburb.



30a Munster Tce NORTH MELBOURNE 3051 (REI)

3 2 1

Price: \$1,341,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)

Agent Comments

industrial townhouse with similar fixtures and fittings.



2/1b Bayswater Rd KENSINGTON 3031 (REI/VG)

3 2 1

Price: \$1,587,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

Agent Comments

Larger townhouse with industrial fit-out. 3 bedrooms 2 bathrooms and 2 car parks.