

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

7/363 Macaulay Road, Kensington Vic 3031

Indicative selling price

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

Single price

\$975,000

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	7 Reynolds La KENSINGTON 3031	\$850,000	17/10/2025
2	6/115 Stanley St WEST MELBOURNE 3003	\$998,750	10/10/2025
3	21 Wilson Mews NORTH MELBOURNE 3051	\$860,000	14/08/2025

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 15:41



Property Type: Townhouse
Land Size: 110 sqm approx

Agent Comments

brand new 2 bedroom 2 bathroom townhouse with basement car space.

Indicative Selling Price
\$975,000

Median Unit Price
September quarter 2025: \$597,500

Comparable Properties



7 Reynolds La KENSINGTON 3031 (REI/VG)



Price: \$850,000
Method: Private Sale
Date: 17/10/2025
Property Type: Townhouse (Res)
Land Size: 102 sqm approx

Agent Comments

Older townhouse however similar size internally.



6/115 Stanley St WEST MELBOURNE 3003 (REI/VG)



Price: \$998,750
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Res)

Agent Comments

Similar size and design also a modern townhouse.



21 Wilson Mews NORTH MELBOURNE 3051 (REI/VG)



Price: \$860,000
Method: Private Sale
Date: 14/08/2025
Property Type: Townhouse (Single)
Land Size: 76 sqm approx

Agent Comments

older style townhouse, only 560 metres away.