

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

313/60 SPEAKMEN 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2024

to

31 Oct 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

8/39 DOVER STREET FLEMINGTON VIC 3031	\$420,000	23-Aug-25
6/47 RAILWAY PLACE WEST FLEMINGTON VIC 3031	\$410,000	11-Jun-25
207/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$430,000	01-Jul-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: 18 November 2025

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8/39 DOVER STREET FLEMINGTON VIC 3031 Sold Price **\$420,000** Sold Date **23-Aug-25**

2 1 1

Distance **1.4km**



6/47 RAILWAY PLACE WEST FLEMINGTON VIC 3031 Sold Price **\$410,000** Sold Date **11-Jun-25**

2 1 1

Distance **1.56km**



207/60 SPEAKMEN STREET KENSINGTON VIC 3031 Sold Price **\$430,000** Sold Date **01-Jul-25**

2 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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