

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

407/18 BENT 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,750

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2024

to

31 Jul 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

102/72 ALTONA STREET KENSINGTON VIC 3031	\$625,000	31-Jul-25
8/37 KENSINGTON ROAD KENSINGTON VIC 3031	\$634,000	10-Apr-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: 28 August 2025



**102/72 ALTONA STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price

^{RS}

\$625,000

Sold Date

31-Jul-25

Distance

0.77km



**8/37 KENSINGTON ROAD
KENSINGTON VIC 3031**

 2  1  1

Sold Price

\$634,000

Sold Date

10-Apr-25

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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