

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 106/60 Speakmen Street, Kensington, VIC 3031

Indicative selling price

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

Price Range

\$430,000

&

\$450,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Kensington (3031)

Period - From

01/02/2026

to

31/01/2026

Source

Cotality

Comparable property sales

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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
18/8-32 HOWLETT STREET, KENSINGTON VIC 3031	\$450,000	01/12/2025
102/88 ALTONA STREET, KENSINGTON VIC 3031	\$442,000	21/11/2025
G1/30 RANKINS ROAD, KENSINGTON VIC 3031	\$435,000	19/02/2026

This Statement of Information was prepared on: 28/02/2026