

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 510/60 Speakmen Street, Kensington, VIC 3031

Indicative selling price

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

Single Price \$424,990

Median sale price

Median price \$500,000 Property Type House Suburb Kensington (3031)

Period - From 29/10/2026 to 29/01/2026 Source REIV

Comparable property sales

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
710/70 SPEAKMEN STREET, KENSINGTON VIC 3031	\$460,000	10/12/2025
204/70 SPEAKMEN STREET, KENSINGTON VIC 3031	\$430,000	14/11/2025
108/60 SPEAKMEN STREET, KENSINGTON VIC 3031	\$452,500	05/11/2025

This Statement of Information was prepared on: 29/04/2026

