

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
30 LITTLE BENDALL 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	\$900,000	&	\$950,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$550,000	Property type	Unit	Suburb	Kensington
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
4/3 TUNBRIDGE STREET FLEMINGTON VIC 3031	\$910,000	15-Feb-25
3/1A REGENT STREET ASCOT VALE VIC 3032	\$896,000	12-Apr-25
2/5-7 BALLARAT ROAD FOOTSCRAY VIC 3011	\$965,000	07-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: 26 June 2025

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**4/3 TUNBRIDGE STREET
FLEMINGTON VIC 3031**

3 1 1

Sold Price

\$910,000 Sold Date 15-Feb-25

Distance 0.94km



**3/1A REGENT STREET ASCOT
VALE VIC 3032**

3 2 2

Sold Price

\$896,000 Sold Date 12-Apr-25

Distance 1.74km



**2/5-7 BALLARAT ROAD
FOOTSCRAY VIC 3011**

3 2 2

Sold Price

\$965,000 Sold Date 07-Apr-25

Distance 1.45km

RS = Recent sale **UN** = Undisclosed Sale

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