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	A209/80 Speakmen Street, Kensington Vic 3031

Indicative selling price

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

Range between $315,000 & $345,000

Median sale price

Median price $572,500 Property Type Unit Suburb Kensington

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 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
1	1036/18 Albert St FOOTSCRAY 3011	$334,000	29/04/2026
2	914/1 Warde St FOOTSCRAY 3011	$315,000	02/04/2026
3	303/255 Racecourse Rd KENSINGTON 3031	$325,000	23/02/2026

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 six months.~~

This Statement of Information was prepared on: 17/06/2026 14:20

A209/80 Speakmen Street, Kensington Vic 3031

Property Type:
Agent Comments

Indicative Selling Price
$315,000 - $345,000
Median Unit Price
March quarter 2026: $572,500

Comparable Properties



1036/18 Albert St FOOTSCRAY 3011 (REI)

1 | 1 | 1

Price: $334,000
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment

Agent Comments



914/1 Warde St FOOTSCRAY 3011 (REI/VG)

1 | 1 | 1

Price: $315,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

Agent Comments



303/255 Racecourse Rd KENSINGTON 3031 (REI)

1 | 1 | 1

Price: $325,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000

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