

# 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 2/85-87 Lambeth Street, Kensington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$530,000

### 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	102/87 Lambeth St KENSINGTON 3031	\$537,000	28/03/2026
2	4/85-87 Lambeth St KENSINGTON 3031	\$440,000	07/03/2026
3			

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: 21/04/2026 10:51



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**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 75.9 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
March quarter 2026: \$572,500

## Comparable Properties



102/87 Lambeth St KENSINGTON 3031 (REI)

Agent Comments

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**Price:** \$537,000  
**Method:** Private Sale  
**Date:** 28/03/2026  
**Property Type:** Apartment



4/85-87 Lambeth St KENSINGTON 3031 (REI)

Agent Comments

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**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 07/03/2026  
**Property Type:** Apartment

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.

Account - Jas Stephens - Yarraville | P: 03 93169000