

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

12/363 Macaulay Road, Kensington Vic 3031

Indicative selling price

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

Range between \$1,150,000

&

\$1,195,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Kensington

Period - From 01/04/2025

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	8/74-80 Ireland St WEST MELBOURNE 3003	\$1,200,000	30/05/2026
2	g14/363 Macaulay Rd KENSINGTON 3031	\$1,149,000	27/04/2026
3	13/363 Macaulay Rd KENSINGTON 3031	\$1,150,000	05/01/2026

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:

09/06/2026 16:51

**Property Type:** Townhouse**Agent Comments**

This loft style residence set within the Lt Hardiman project is a generously proportioned 3 bedroom home, located in the heart of Kensington and only 4km from the CBD. Drawing on a New York style loft it is a delicate balance of classic and contemporary design.

Indicative Selling Price

\$1,150,000 - \$1,195,000

Median House Price

Year ending March 2026: \$1,200,000

Comparable Properties

**8/74-80 Ireland St WEST MELBOURNE 3003 (REI)****Price:** \$1,200,000**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** House (Res)**Agent Comments**

Townhouse over 3 levels, additional bathroom, older build, one less carpark, smaller complex

**g14/363 Macaulay Rd KENSINGTON 3031 (REI)****Price:** \$1,149,000**Method:** Private Sale**Date:** 27/04/2026**Property Type:** Townhouse (Single)**Agent Comments**

Same complex, comparable accommodation and layout

**13/363 Macaulay Rd KENSINGTON 3031 (REI/VG)****Price:** \$1,150,000**Method:** Private Sale**Date:** 05/01/2026**Property Type:** Townhouse (Single)**Agent Comments**

Same complex, comparable accommodation and layout