

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

14/1-13 GATEHOUSE DRIVE 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

14/37 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$670,000	04-Feb-26
3/1 MUNRO STREET ASCOT VALE VIC 3032	\$695,000	25-Nov-25
18/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$680,000	21-Mar-26

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: 02 April 2026

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14/37 ASCOT VALE ROAD ASCOT VALE VIC 3032

Sold Price

\$670,000

Sold Date **04-Feb-26**

 2  2  1

Distance **0.87km**



3/1 MUNRO STREET ASCOT VALE VIC 3032

Sold Price

\$695,000

Sold Date **25-Nov-25**

 3  2  1

Distance **1.76km**



18/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031

Sold Price

^{RS} **\$680,000**

Sold Date **21-Mar-26**

 4  2  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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