

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

150 Stockmans Way, Kensington Vic 3031

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$897,250

Property Type

Townhouse

Suburb

Kensington

Period - From

24/08/2025

to

23/08/2026

Source

Property Data

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	14-16 Tankard St KENSINGTON 3031	\$1,230,000	15/06/2026
2	4 Cuffe Wlk KENSINGTON 3031	\$1,155,000	15/04/2026
3	13 Wakefield St KENSINGTON 3031	\$1,200,000	28/02/2026

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:

24/08/2026 13:43



Property Type: Townhouse (Res)

Agent Comments

Tri level townhouse

Comparable Properties



14-16 Tankard St KENSINGTON 3031 (REI)



Agent Comments

Comparable, semi attached

Price: \$1,230,000

Method: Private Sale

Date: 15/06/2026

Property Type: House



4 Cuffe Wlk KENSINGTON 3031 (REI/VG)



Agent Comments

Superior landsize, one less bedroom

Price: \$1,155,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 225 sqm approx



13 Wakefield St KENSINGTON 3031 (REI/VG)



Agent Comments

Comparable

Price: \$1,200,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 183 sqm approx