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	16 Lambeth Street, Kensington Vic 3031

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,155,000 Property Type House Suburb Kensington

Period - From 01/04/2026 to 30/06/2026 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	5 Collett St KENSINGTON 3031	$735,000	23/07/2026
2	46 Collett St KENSINGTON 3031	$805,000	20/03/2026
3	17 Clarence St FLEMINGTON 3031	$790,000	12/03/2026

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: 05/08/2026 11:32

16 Lambeth Street, Kensington Vic 3031

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2 1 0

Property Type: House (Previously Occupied - Detached)

Agent Comments

Neat Terrace home

Indicative Selling Price
$750,000 - $800,000
Median House Price
June quarter 2026: $1,155,000

Comparable Properties

5 Collett St KENSINGTON 3031 (REI)

2 1 -

Price: $735,000
Method: Private Sale
Date: 23/07/2026
Property Type: House

Agent Comments

Inferior condition

46 Collett St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $805,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 231 sqm approx

Agent Comments

Comparable

17 Clarence St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $790,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House (Res)
Land Size: 121 sqm approx

Agent Comments

Comparable

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