

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

201/363 Macaulay Road, Kensington Vic 3031

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$493,250

Property Type Unit

Suburb Kensington

Period - From 11/05/2025

to

10/05/2026

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	403/28 Curzon St WEST MELBOURNE 3003	\$1,355,000	20/04/2026
2	311/347-367 Macaulay Rd KENSINGTON 3031	\$1,390,000	04/04/2026
3	201/85 Ireland St WEST MELBOURNE 3003	\$1,439,000	30/01/2026

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:

11/05/2026 10:32



3 2 2

Property Type: Loft

Land Size: 167.88 sqm approx

Agent Comments

brand new 3 bedroom 2 bathroom loft style apartment.

Indicative Selling Price

\$1,375,000 - \$1,475,000

Median Unit Price

11/05/2025 - 10/05/2026: \$493,250

Comparable Properties



403/28 Curzon St WEST MELBOURNE 3003 (REI)

3 2 2

Price: \$1,355,000

Method: Private Sale

Date: 20/04/2026

Property Type: Apartment

Agent Comments

3 bedroom 2 bathroom with 2 car parks, single story and slightly smaller than ours.



311/347-367 Macaulay Rd KENSINGTON 3031 (REI)

3 2 2

Price: \$1,390,000

Method: Private Sale

Date: 04/04/2026

Property Type: Townhouse (Single)

Agent Comments

sold in the same building, has larger external area but smaller internally.



201/85 Ireland St WEST MELBOURNE 3003 (REI)

3 2 2

Price: \$1,439,000

Method: Private Sale

Date: 30/01/2026

Property Type: Townhouse (Single)

Agent Comments

Double story like ours in the neighbouring suburb, is also a similar size with modern fixtures like ours.