

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

3 NOTTINGHAM STREET 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

\$1,050,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Kensington

Period-from

01 Sep 2025

to

31 Aug 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

13 PRINCES STREET FLEMINGTON VIC 3031	\$1,075,000	04-Sep-26
40 MCCracken STREET KENSINGTON VIC 3031	\$1,122,500	09-Sep-26
23 THE RIDGEWAY KENSINGTON VIC 3031	\$1,115,000	19-Aug-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: 21 September 2026

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13 PRINCES STREET FLEMINGTON VIC 3031

Sold Price

^{RS}

\$1,075,000

Sold Date

04-Sep-26

2

1

-

Distance

0.18km



40 MCCRACKEN STREET KENSINGTON VIC 3031

Sold Price

^{RS}

\$1,122,500

Sold Date

09-Sep-26

2

1

-

Distance

0.56km



23 THE RIDGEWAY KENSINGTON VIC 3031

Sold Price

^{RS}

\$1,115,000

Sold Date

19-Aug-26

2

1

-

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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