

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	39-41 Merino Mews, Kensington, VIC 3031

Indicative selling price

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

Price Range	\$850,000	&	\$935,000
-------------	-----------	---	-----------

Median sale price

Median price	\$1,102,500	Property Type	House	Suburb	Kensington (3031)
Period - From	01/05/2024	to	30/04/2025	Source	Corelogic

Comparable property sales

A This is one property 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
3/14-20 Westbourne Road, Kensington, Vic 3031	\$915,000	07/12/2024

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:	22/05/2025
--	------------