

## 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

110/80 ORMOND STREET KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,750

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 111/80 ORMOND STREET KENSINGTON VIC 3031 | \$377,500 | 20-Nov-24 |
| 213/80 ORMOND STREET KENSINGTON VIC 3031 | \$360,000 | 22-Jul-24 |
| 209/80 ORMOND STREET KENSINGTON VIC 3031 | \$395,000 | 21-Sep-24 |

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: 31 March 2025



**111/80 ORMOND STREET  
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$377,500** Sold Date **20-Nov-24**

Distance **0km**

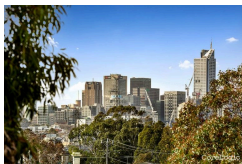


**213/80 ORMOND STREET  
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$360,000** Sold Date **22-Jul-24**

Distance **0km**



**209/80 ORMOND STREET  
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$395,000** Sold Date **21-Sep-24**

Distance **0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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