

## 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

108/77 HOBSONS ROAD KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2023

to

31 Mar 2024

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

28/18 MAWBAY STREET KENSINGTON VIC 3031	\$718,000	14-Mar-24
1109E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$640,000	23-Oct-23
606/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$713,000	09-Nov-23

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: 09 April 2024

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**28/18 MAWBAY STREET  
KENSINGTON VIC 3031**

3 1 1

Sold Price

<sup>RS</sup>

**\$718,000**

Sold Date

**14-Mar-24**

Distance

**0.91km**



**1109E/6 TANNERY WALK  
FOOTSCRAY VIC 3011**

3 2 1

Sold Price

**\$640,000**

Sold Date

**23-Oct-23**

Distance

**0.94km**



**606/255 RACECOURSE ROAD  
KENSINGTON VIC 3031**

3 2 1

Sold Price

**\$713,000**

Sold Date

**09-Nov-23**

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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