

# 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

130/79 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)

Range between \$360,000 & \$395,000

### Median sale price

Median price \$581,100 Property Type Unit Suburb Kensington

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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	110/80 Speakmen St KENSINGTON 3031	\$362,500	18/12/2024
2	206/60 Speakmen St KENSINGTON 3031	\$370,000	19/11/2024
3	203/68 Altona St KENSINGTON 3031	\$380,000	17/10/2024

**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:

06/02/2025 12:31



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$360,000 - \$395,000  
**Median Unit Price**  
Year ending December 2024: \$581,100

## Comparable Properties



**110/80 Speakmen St KENSINGTON 3031 (REI)**

Agent Comments



**Price:** \$362,500  
**Method:** Private Sale  
**Date:** 18/12/2024  
**Property Type:** Apartment

**206/60 Speakmen St KENSINGTON 3031 (VG)**

Agent Comments



**Price:** \$370,000  
**Method:** Sale  
**Date:** 19/11/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**203/68 Altona St KENSINGTON 3031 (REI/VG)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 17/10/2024  
**Property Type:** Unit

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222