### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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130/79 Hobsons Road, Kensington Vic 3031
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#### Indicative selling price

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

Range between \$360,000	&	\$395,000
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#### Median sale price

Median price	\$581,100	Pro	perty Type Ur	nit		Suburb	Kensington
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress 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 comparableproperties 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)

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1





**a** 

Price: \$362,500 Method: Private Sale Date: 18/12/2024

Property Type: Apartment

**Agent Comments** 

206/60 Speakmen St KENSINGTON 3031 (VG)



1







Agent Comments

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)

1

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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





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