Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/7-9 Rankins Road, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Single price \$529,000

Median sale price

Median price \$5	549,000	Prop	perty Type	Unit		Suburb	Kensington
Period - From 04	1/04/2024 to	:o [03/04/2025		Source	Property	y Data

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

Aut	Address of comparable property		Date of Sale
1	702/72 Altona St KENSINGTON 3031	\$580,000	26/03/2025
2	138/77 Hobsons Rd KENSINGTON 3031	\$535,000	22/02/2025
3	2101/1 Ascot Vale Rd FLEMINGTON 3031	\$545,000	05/02/2025

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:	04/04/2025 15:59



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$529,000 **Median Unit Price** 04/04/2024 - 03/04/2025: \$549,000

Comparable Properties



702/72 Altona St KENSINGTON 3031 (REI)

Agent Comments

Price: \$580,000 Method: Private Sale Date: 26/03/2025

Rooms: 3

Property Type: Apartment

138/77 Hobsons Rd KENSINGTON 3031 (REI)

2





Agent Comments

Price: \$535,000 Method: Private Sale Date: 22/02/2025

Property Type: Apartment

2101/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

Method: Private Sale





Price: \$545,000

Date: 05/02/2025 Property Type: Apartment **Agent Comments**

Account - Biggin & Scott | P: 03 9317 5577





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.