

# 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

5/80 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

\$960,000

&

\$1,050,000

### Median sale price

Median price

\$1,175,000

Property Type

House

Suburb

Kensington

Period - From

01/01/2025

to

31/03/2025

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 | 98 Kensington Rd KENSINGTON 3031 | \$1,100,000 | 31/03/2025   |
| 2 | 40 Francis La KENSINGTON 3031    | \$1,082,000 | 13/12/2024   |
| 3 | 21 Speakmen St KENSINGTON 3031   | \$990,000   | 13/11/2024   |

**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:

29/04/2025 15:58

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4 3 2

Property Type: House  
Agent Comments

Indicative Selling Price  
\$960,000 - \$1,050,000  
Median House Price  
March quarter 2025: \$1,175,000

## Comparable Properties

98 Kensington Rd KENSINGTON 3031 (REI)

Agent Comments

4 2 2

Price: \$1,100,000  
Method:  
Date: 31/03/2025  
Property Type: House



40 Francis La KENSINGTON 3031 (REI/VG)

Agent Comments

3 2 1

Price: \$1,082,000  
Method: Private Sale  
Date: 13/12/2024  
Property Type: House  
Land Size: 153 sqm approx



21 Speakmen St KENSINGTON 3031 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000  
Method: Auction Sale  
Date: 13/11/2024  
Property Type: Townhouse (Res)  
Land Size: 237 sqm approx

Account - Whitefox Real Estate | P: 96459699



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