

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

110/80 ORMOND STREET KENSINGTON VIC 3031

Indicative selling price

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

Single Price

or range
between

\$359,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jun 2024

to

31 May 2025

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

111/80 ORMOND STREET KENSINGTON VIC 3031	\$377,500	20-Nov-24
209/80 ORMOND STREET KENSINGTON VIC 3031	\$395,000	21-Sep-24
213/80 ORMOND STREET KENSINGTON VIC 3031	\$360,000	22-Jul-24

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: 10 June 2025



**111/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$377,500** Sold Date **20-Nov-24**

Distance **0km**



**209/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$395,000** Sold Date **21-Sep-24**

Distance **0km**



**213/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$360,000** Sold Date **22-Jul-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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