

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 123/77 HOBSONS ROAD, Kensington, VIC 3031

Indicative selling price

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

Price Range

\$415,000

&

\$450,000

Median sale price

Median price

\$535,000

Property Type

House

Suburb

Kensington (3031)

Period - From

31/10/2024

to

30/09/2025

Source

Cotality

Comparable property sales

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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
215/77 HOBSONS ROAD, KENSINGTON VIC 3031	\$415,000	28/05/2025
10/102 RANKINS ROAD, KENSINGTON VIC 3031	\$435,000	23/04/2025
232/77 HOBSONS ROAD, KENSINGTON VIC 3031	\$438,000	04/09/2025

This Statement of Information was prepared on: 16/10/2025