

## 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

19 DRURY STREET KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$1,275,000

&

\$1,325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jul 2024

to

30 Jun 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

5/1 BAYSWATER ROAD KENSINGTON VIC 3031	\$1,265,000	24-May-25
22 MARKET STREET KENSINGTON VIC 3031	\$1,320,000	24-May-25
40 BATEMAN ROAD KENSINGTON VIC 3031	\$1,300,000	20-Feb-25

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.

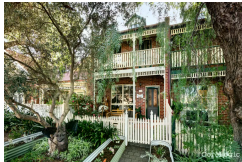
This Statement of Information was prepared on: 09 July 2025

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**5/1 BAYSWATER ROAD  
KENSINGTON VIC 3031** 3  2  1Sold Price <sup>RS</sup> **\$1,265,000** Sold Date **24-May-25**Distance **0.29km****22 MARKET STREET KENSINGTON  
VIC 3031** 4  1  1Sold Price **\$1,320,000** Sold Date **24-May-25**Distance **0.23km****40 BATEMAN ROAD KENSINGTON  
VIC 3031** 3  2  1Sold Price **\$1,300,000** Sold Date **20-Feb-25**Distance **0.82km****RS** = Recent sale**UN** = Undisclosed Sale

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