

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

232/77- 89 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$538,750

Property Type

Unit

Suburb

Kensington

Period - From

01/04/2025

to

30/06/2025

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	5/7-9 Rankins Rd KENSINGTON 3031	\$415,000	16/07/2025
2	3/54 Napier St FOOTSCRAY 3011	\$433,000	28/06/2025
3	1003/6 Joseph Rd FOOTSCRAY 3011	\$405,000	16/06/2025

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:

25/08/2025 15:55



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$435,000
Median Unit Price
June quarter 2025: \$538,750

Comparable Properties






5/7-9 Rankins Rd KENSINGTON 3031 (REI) **Agent Comments**

 1  1  1

Price: \$415,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment






3/54 Napier St FOOTSCRAY 3011 (REI) **Agent Comments**

 1  1  1

Price: \$433,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Apartment



1003/6 Joseph Rd FOOTSCRAY 3011 (REI/VG) **Agent Comments**

 1  1  1

Price: \$405,000
Method: Private Sale
Date: 16/06/2025
Property Type: Apartment