

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

28 PEPPERCORN WALK 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,093,500

Property type

House

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

99 RANKINS ROAD KENSINGTON VIC 3031	\$1,110,000	30-May-25
4/39 BARNETT STREET KENSINGTON VIC 3031	\$1,205,000	12-Apr-25
3/39 BARNETT STREET KENSINGTON VIC 3031	\$1,200,000	12-Apr-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: 24 June 2025

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99 RANKINS ROAD KENSINGTON VIC 3031

Sold Price

^{RS}

\$1,110,000

Sold Date

30-May-25

3

1

1

Distance

0.83km



4/39 BARNETT STREET KENSINGTON VIC 3031

Sold Price

\$1,205,000

Sold Date

12-Apr-25

3

2

1

Distance

0.9km



3/39 BARNETT STREET KENSINGTON VIC 3031

Sold Price

\$1,200,000

Sold Date

12-Apr-25

3

2

1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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