

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

303/80 Ormond Street, Kensington Vic 3031

Indicative selling price

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

Range between

\$375,000

&

\$385,000

Median sale price

Median price

\$549,000

Property Type

Unit

Suburb

Kensington

Period - From

28/04/2024

to

27/04/2025

Source

Property Data

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	1514/18 Mt Alexander Rd TRAVANCORE 3032	\$400,000	21/03/2025
2	360/38 Mt Alexander Rd TRAVANCORE 3032	\$370,000	21/12/2024
3	111/80 Ormond St KENSINGTON 3031	\$377,500	30/11/2024

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:

28/04/2025 14:41



Property Type:
Agent Comments

Indicative Selling Price
\$375,000 - \$385,000
Median Unit Price
28/04/2024 - 27/04/2025: \$549,000

Comparable Properties



1514/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment



360/38 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 21/12/2024
Property Type: Apartment



111/80 Ormond St KENSINGTON 3031 (REI)

Agent Comments



Price: \$377,500
Method: Private Sale
Date: 30/11/2024
Property Type: Apartment