

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

310/77 HOBSONS ROAD 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,250

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

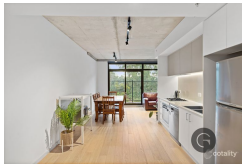
Date of sale

132/77 HOBSONS ROAD KENSINGTON VIC 3031	\$505,000	09-May-25
405/77 HOBSONS ROAD KENSINGTON VIC 3031	\$527,000	01-May-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: 08 September 2025



**132/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$505,000** Sold Date **09-May-25**

Distance **0km**



**405/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$527,000** Sold Date **01-May-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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