

# 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

334/77-89 Hobsons Road, Kensington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,500

### Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Kensington

Period - From

01/07/2025

to

30/09/2025

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 | 232/77 Hobsons Rd KENSINGTON 3031 | \$438,000 | 04/09/2025   |
| 2 | 3/54 Napier St FOOTSCRAY 3011     | \$443,000 | 28/06/2025   |
| 3 | 10/102 Rankins Rd KENSINGTON 3031 | \$435,000 | 23/04/2025   |

**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:

14/10/2025 09:46



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$449,500  
Median Unit Price  
September quarter 2025: \$597,500

Comparable Properties



232/77 Hobsons Rd KENSINGTON 3031 (REI)

Agent Comments



Price: \$438,000  
Method: Private Sale  
Date: 04/09/2025  
Rooms: 2  
Property Type: Apartment



3/54 Napier St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$443,000  
Method: Auction Sale  
Date: 28/06/2025  
Property Type: Apartment



10/102 Rankins Rd KENSINGTON 3031 (VG)

Agent Comments



Price: \$435,000  
Method: Sale  
Date: 23/04/2025  
Property Type: Flat/Unit/Apartment (Res)