

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

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)