Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

33a Kensington Road, Kensington Vic 3031

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,183,000	Pro	perty Type	House		Suburb	Kensington
Period - From	01/10/2024	to	30/09/2025	S	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

Add	dress of comparable property	Price	Date of sale
1	264 Bellair St KENSINGTON 3031	\$965,000	11/10/2025
2	24 Collett St KENSINGTON 3031	\$1,052,000	11/10/2025
3	90 Bryant St FLEMINGTON 3031	\$1,160,000	05/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/11/2025 12:43

