

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

5/1 BAYSWATER 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

9 FISKEN PLACE KENSINGTON VIC 3031	\$1,352,000	19-Oct-24
40 BATEMAN ROAD KENSINGTON VIC 3031	\$1,300,000	15-Feb-25
46 BATEMAN ROAD KENSINGTON VIC 3031	\$1,330,000	30-Nov-24

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: 16 April 2025

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9 FISKEN PLACE KENSINGTON VIC 3031

Sold Price

\$1,352,000

Sold Date

19-Oct-24

3

2

2

Distance

0.31km



40 BATEMAN ROAD KENSINGTON VIC 3031

Sold Price

^{RS}

\$1,300,000

Sold Date

15-Feb-25

4

2

1

Distance

0.71km



46 BATEMAN ROAD KENSINGTON VIC 3031

Sold Price

\$1,330,000

Sold Date

30-Nov-24

4

2

2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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