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	16 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	$1,000,000	&	$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,050,000	Property type	House	Suburb	Kensington
Period-from	01 Nov 2024	to	31 Oct 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
1 BENT STREET KENSINGTON VIC 3031	$1,060,000	11-Oct-25
24 COLLETT STREET KENSINGTON VIC 3031	$1,052,000	11-Oct-25
27 MOORE STREET FOOTSCRAY VIC 3011	$1,102,000	17-Oct-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: 27 November 2025

EDWARD THOMAS
ESTATE AGENTS

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1 BENT STREET KENSINGTON VIC 3031

2 1 -

Sold Price **$1,060,000** Sold Date **11-Oct-25**

Distance **1.01km**



24 COLLETT STREET KENSINGTON VIC 3031

2 1 -

Sold Price RS **$1,052,000** Sold Date **11-Oct-25**

Distance **0.82km**



27 MOORE STREET FOOTSCRAY VIC 3011

3 2 1

Sold Price RS **$1,102,000** Sold Date **17-Oct-25**

Distance **1.87km**

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

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