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	2/58 Bateman Road, Kensington Vic 3031

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $844,000 Property Type Townhouse Suburb Kensington

Period - From 19/01/2025 to 18/01/2026 Source Property Data

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	72 Henry St KENSINGTON 3031	$1,220,000	02/12/2025
2	4 Smith St KENSINGTON 3031	$1,200,000	25/11/2025
3	1/2 Chatham St FLEMINGTON 3031	$1,286,000	16/10/2025

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: 19/01/2026 13:56

2/58 Bateman Road, Kensington Vic 3031

JellisCraig

Simon Mason
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4 3 2

Property Type: Townhouse

Agent Comments

Generous tri level townhouse offerings 4 bedrooms, 3 bathrooms, 2 car garage

Indicative Selling Price
$1,300,000
Median Townhouse Price
19/01/2025 - 18/01/2026: $844,000

Comparable Properties



72 Henry St KENSINGTON 3031 (REI)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 02/12/2025
Property Type: Townhouse (Res)

Agent Comments

One less bedroom



4 Smith St KENSINGTON 3031 (REI)

3 3 1

Price: $1,200,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Res)

Agent Comments

One less bedroom and carspace



1/2 Chatham St FLEMINGTON 3031 (REI/VG)

3 2 1

Price: $1,286,000
Method: Auction Sale
Date: 16/10/2025
Property Type: Townhouse (Res)

Agent Comments

One less bedroom and carspace

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