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	337/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Range between $560,000 & $600,000

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	603/72 Altona St KENSINGTON 3031	$590,000	31/10/2025
2	1304/5 Joseph Rd FOOTSCRAY 3011	$560,000	12/09/2025
3	342/77 Hobsons Rd KENSINGTON 3031	$595,000	07/08/2025

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: 19/12/2025 08:53

337/77 Hobsons Road, Kensington Vic 3031

JellisCraig

Tim Ash
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2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Indicative Selling Price
$560,000 - $600,000
Median Unit Price
September quarter 2025: $597,500

Agent Comments

spacious 2 bedroom 2 bathroom apartment with tree top views.

Comparable Properties



603/72 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $590,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments

2 bedroom apartment slightly larger however we do have an extra bathroom.



1304/5 Joseph Rd FOOTSCRAY 3011 (REI/VG)

2 2 1

Price: $560,000
Method: Private Sale
Date: 12/09/2025
Property Type: Apartment

Agent Comments

modern 2 bedroom 2 bathroom, similar size in similar size apartment block.



342/77 Hobsons Rd KENSINGTON 3031 (REI/VG)

2 2 1

Price: $595,000
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment
Land Size: 81 sqm approx

Agent Comments

2 bedroom 2 bathroom apartment with a carpark in the same complex on the same floor.

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