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	51 Bateman Road, Kensington Vic 3031

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,190,000 Property Type House Suburb Kensington

Period - From 01/01/2025 to 31/12/2025 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	7 Mercantile Pde KENSINGTON 3031	$913,000	10/12/2025
2	1a Dawson Av FOOTSCRAY 3011	$1,130,000	05/12/2025
3	6/63 Farnham St FLEMINGTON 3031	$1,010,000	15/11/2025

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: 05/02/2026 10:24

51 Bateman Road, Kensington Vic 3031

JellisCraig

Zach Sianos
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3 1 2

Property Type: Townhouse (Res)
Land Size: 145 sqm approx

Agent Comments

Double story updated townhouse with private courtyard and attic space.

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending December 2025: $1,190,000

Comparable Properties



7 Mercantile Pde KENSINGTON 3031 (REI)

2 1 1

Price: $913,000
Method: Auction Sale
Date: 10/12/2025
Property Type: Townhouse (Res)

Agent Comments

Comparable style of property and location, lacking third bedroom and off street park



1a Dawson Av FOOTSCRAY 3011 (REI/VG)

3 3 2

Price: $1,130,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Single)
Land Size: 243 sqm approx

Agent Comments

More modern offering in inferior location



6/63 Farnham St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $1,010,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)

Agent Comments

Comparable style of home and location just lacking extra accommodation

REIV THE DIFFERENCE | propertydata.com.au

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