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	136/77 HOBSONS 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	$600,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	Unit	Suburb	Kensington
Period-from	01 May 2025	to	30 Apr 2026	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
137/77 HOBSONS ROAD KENSINGTON VIC 3031	$630,000	17-Mar-26
119/77 HOBSONS ROAD KENSINGTON VIC 3031	$596,000	11-Feb-26
206/347 MACAULAY ROAD KENSINGTON VIC 3031	$655,000	-

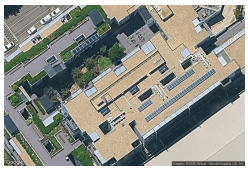
OR

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: 05 May 2026

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ESTATE AGENTS

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137/77 HOBSONS ROAD KENSINGTON VIC 3031

2 2 1

Sold Price **$630,000** Sold Date **17-Mar-26**

Distance **0km**



119/77 HOBSONS ROAD KENSINGTON VIC 3031

2 2 1

Sold Price **$596,000** Sold Date **11-Feb-26**

Distance **0km**



206/347 MACAULAY ROAD KENSINGTON VIC 3031

2 2 1

Sold Price **$655,000** Sold Date **-**

Distance **0km**

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

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