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 Wolseley Parade, Kensington Vic 3031

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,250,000 Property Type House Suburb Kensington

Period - From 01/01/2026 to 31/03/2026 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	182 Abbotsford St NORTH MELBOURNE 3051	$1,145,000	20/03/2026
2	18 Finsbury St FLEMINGTON 3031	$1,120,000	29/11/2025
3	48 Kensington Rd KENSINGTON 3031	$1,107,500	29/11/2025

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: 04/05/2026 15:15

16 Wolseley Parade, Kensington Vic 3031

Nelson Alexander



2

Property Type: House (Previously Occupied - Detached)
Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2026: $1,250,000

Comparable Properties



182 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 1 2

Price: $1,145,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 170 sqm approx

Agent Comments



18 Finsbury St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $1,120,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 124 sqm approx

Agent Comments



48 Kensington Rd KENSINGTON 3031 (REI/VG)

2 1 1

Price: $1,107,500
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata.com.au

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