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	14/7-9 Rankins Road, Kensington Vic 3031

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $526,000 Property Type Unit Suburb Kensington

Period - From 01/04/2025 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	28/2 Newmarket Way FLEMINGTON 3031	$600,000	16/05/2026
2	201/30 Rankins Rd KENSINGTON 3031	$537,000	24/04/2026
3	13/55 Haines St NORTH MELBOURNE 3051	$560,000	14/04/2026

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: 25/05/2026 16:12

14/7-9 Rankins Road, Kensington Vic 3031

JellisCraig

Zach Sianos
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2 1 1

Property Type: Apartment

Agent Comments

Single level 2 bedroom apartment with private balcony and city view

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
Year ending March 2026: $526,000

Comparable Properties



28/2 Newmarket Way FLEMINGTON 3031 (REI)

2 1 2

Price: $600,000
Method: Private Sale
Date: 16/05/2026
Property Type: Apartment

Agent Comments

Comparable location, extra car park.



201/30 Rankins Rd KENSINGTON 3031 (REI)

2 1 1

Price: $537,000
Method: Private Sale
Date: 24/04/2026
Property Type: Apartment

Agent Comments

Same street same accommodation.



13/55 Haines St NORTH MELBOURNE 3051 (REI/VG)

2 1 -

Price: $560,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment
Land Size: 1629 sqm approx

Agent Comments

Older style of apartment comparable accommodation.

REIV THE DIFFERENCE | propertydata.com.au

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