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	308/255 Racecourse Road, Kensington Vic 3031

Indicative selling price

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

Range between $365,000 & $395,000

Median sale price

Median price $523,500 Property Type Unit Suburb Kensington

Period - From 01/07/2025 to 30/06/2026 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	102/255 Racecourse Rd KENSINGTON 3031	$315,000	30/04/2026
2	506/255 Racecourse Rd KENSINGTON 3031	$365,000	12/03/2026
3	303/255 Racecourse Rd KENSINGTON 3031	$305,000	05/03/2026

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: 05/08/2026 16:15

308/255 Racecourse Road, Kensington Vic 3031

JellisCraig

Kieran Moloney
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0400 634 565
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1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Modern apartment offering 1 bed, 1 bath 1 car & balcony

Indicative Selling Price
$365,000 - $395,000
Median Unit Price
Year ending June 2026: $523,500

Comparable Properties



102/255 Racecourse Rd KENSINGTON 3031 (REI/VG)

1 1 -

Price: $315,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment

Agent Comments

Located in the same block with no parking.



506/255 Racecourse Rd KENSINGTON 3031 (REI/VG)

1 1 1

Price: $365,000
Method: Private Sale
Date: 12/03/2026
Property Type: Unit

Agent Comments

Located in the same block. Inferior view & condition.



303/255 Racecourse Rd KENSINGTON 3031 (VG)

1 - -

Price: $305,000
Method: Sale
Date: 05/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Located in the same block. Inferior view.

REIV THE DIFFERENCE | propertydata.com.au

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