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	46 Bellair Street, 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 $1,183,000 Property Type House Suburb Kensington

Period - From 01/07/2023 to 30/06/2024 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	25 Chelmsford St KENSINGTON 3031	$960,000	21/05/2024
2	10 Bent St KENSINGTON 3031	$995,000	11/05/2024
3	82 Princes St FLEMINGTON 3031	$985,000	24/04/2024

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: 02/10/2024 09:27

46 Bellair Street, Kensington Vic 3031

Simon Mason
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3 1

Property Type: House

Agent Comments

Hawthorn Brick terrace home in premium Kensington location.

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending June 2024: $1,183,000

Comparable Properties



25 Chelmsford St KENSINGTON 3031 (REI/VG)

3 1 -

Price: $960,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 177 sqm approx

Agent Comments

Comparable accommodation, superior interior, similar land size.



10 Bent St KENSINGTON 3031 (REI/VG)

3 1 -

Price: $995,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 221 sqm approx

Agent Comments

Comparable accommodation, superior interior, larger land size.



82 Princes St FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $985,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments

Comparable accommodation, superior interior, similar land size.

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