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	21 Kensington Road, Kensington Vic 3031

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,135,000 Property Type House Suburb Kensington

Period - From 01/10/2023 to 30/09/2024 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	48 Tennyson St KENSINGTON 3031	$1,080,000	15/07/2024
2	134 Bellair St KENSINGTON 3031	$1,050,000	03/07/2024
3	57 Westbourne Rd KENSINGTON 3031	$1,050,000	04/05/2024

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: 16/10/2024 11:09

21 Kensington Road, Kensington Vic 3031

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4 1

Property Type: House

Agent Comments

4 Bedroom, 1 bathroom spacious home.

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2024: $1,135,000

Comparable Properties



48 Tennyson St KENSINGTON 3031 (REI/VG)

3 1 -

Price: $1,080,000
Method: Private Sale
Date: 15/07/2024
Property Type: House
Land Size: 184 sqm approx

Agent Comments

Comparable location, less accommodation, superior interior.



134 Bellair St KENSINGTON 3031 (REI/VG)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 03/07/2024
Rooms: 5
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

Comparable location, less accommodation, superior interior, similar land size.



57 Westbourne Rd KENSINGTON 3031 (REI/VG)

3 1 1

Price: $1,050,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 362 sqm approx

Agent Comments

Comparable location, less accommodation, larger land, inferior interior.

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