144 Bellair Street, Kensington Vic 3031



2 Bed 1 Bath 1 Car
Property Type: House (Previously Occupied - Detached)
Land Size: 237 sqm approx
Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2024: $577,500

Comparable Properties



49 Epsom Road, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: $1,140,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House
Agent Comments: Comparable accommodation, with superior renovations



90 Rankins Road, Kensington 3031 (REI)
2 Bed 1 Bath 2 Car
Price: $1,050,000
Method: Private Sale
Date: 13/10/2024
Property Type: House
Agent Comments: Comparable two bedroom accommodation with renovations throughout



19 Southey Street, Kensington 3031 (REI)
2 Bed 1 Bath - Car
Price: $1,088,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Agent Comments: Comparable two bedroom accommodation with renovations throughout

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 144 Bellair Street, 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 $577,500 Unit x Suburb Kensington

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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
49 Epsom Road, KENSINGTON 3031	$1,140,000	18/10/2024
90 Rankins Road, KENSINGTON 3031	$1,050,000	13/10/2024
19 Southey Street, KENSINGTON 3031	$1,088,000	21/09/2024

This Statement of Information was prepared on: 06/12/2024

This guide must not be taken as legal advice.