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	19 Pridham Street, Kensington Vic 3031

Indicative selling price

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

Range between $890,000 & $940,000

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	2 Bent St KENSINGTON 3031	$902,750	14/10/2024
2	38 Parsons St KENSINGTON 3031	$920,000	20/09/2024
3	81 Princes St FLEMINGTON 3031	$890,000	12/07/2024

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: 19/12/2024 15:57

19 Pridham Street, Kensington Vic 3031

Simon Mason
(03) 8378 0507
0439 617 844
simonmason@jelliscraig.com.au



2 1 2

Property Type: House

Agent Comments

2 Bedroom, 1 Bathroom single front house

Indicative Selling Price
$890,000 - $940,000
Median House Price
Year ending September 2024: $1,135,000

Comparable Properties



2 Bent St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $902,750
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior.



38 Parsons St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $920,000
Method: Private Sale
Date: 20/09/2024
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments

Comparable location, similar accommodation, similarinterior.

81 Princes St FLEMINGTON 3031 (VG)

2 - -

Price: $890,000
Method: Sale
Date: 12/07/2024
Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior.

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