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	606/255 Race Course Road, Kensington Vic 3031

Indicative selling price

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

Range between $660,000 & $700,000

Median sale price

Median price $581,100 Property Type Unit Suburb Kensington

Period - From 01/01/2024 to 31/12/2024 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	A20/335 Abbotsford St NORTH MELBOURNE 3051	$693,000	22/01/2025
2	35/29 Bendall St KENSINGTON 3031	$699,000	01/12/2024
3	3/29 Bendall St KENSINGTON 3031	$720,000	22/10/2024

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: 27/02/2025 09:16

606/255 Race Course Road, Kensington Vic 3031

Jerome Feery
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2 2 1

Property Type: Unit

Agent Comments

2 bedroom, 2 bathroom apartment.

Indicative Selling Price
$660,000 - $700,000
Median Unit Price
Year ending December 2024: $581,100

Comparable Properties



A20/335 Abbotsford St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $693,000
Method: Private Sale
Date: 22/01/2025
Property Type: Unit

Agent Comments

Similar location, similar accommodation, similar interior



35/29 Bendall St KENSINGTON 3031 (REI)

2 1 2

Price: $699,000
Method: Private Sale
Date: 01/12/2024
Property Type: Apartment

Agent Comments

Similar location, similar accommodation, inferior interior



3/29 Bendall St KENSINGTON 3031 (VG)

2 - -

Price: $720,000
Method: Sale
Date: 22/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar location, similar accommodation, inferior interior.

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