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<br>Including suburb and postcode | 8/37 KENSINGTON ROAD KENSINGTON VIC 3031 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $580,000 | & | $610,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $537,750 | Property type | Unit | Suburb | Kensington |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 8/80 HENRY STREET KENSINGTON VIC 3031 | $582,000 | 05-Oct-24 |
| 5/6 DARCY LANE KENSINGTON VIC 3031 | $582,000 | 20-Mar-25 |
| 228/77 HOBSONS ROAD KENSINGTON VIC 3031 | $600,000 | 24-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 02 April 2025

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ESTATE AGENTS

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**8/80 HENRY STREET KENSINGTON VIC 3031**

2 1 1

Sold Price **$582,000** Sold Date **05-Oct-24**

Distance **0.09km**




**5/6 DARCY LANE KENSINGTON VIC 3031**

2 1 1

Sold Price RS **$582,000** Sold Date **20-Mar-25**

Distance **0.55km**



**228/77 HOBSONS ROAD KENSINGTON VIC 3031**

2 1 1

Sold Price **$600,000** Sold Date **24-Feb-25**

Distance **0.85km**

**RS** = Recent sale **UN** = Undisclosed Sale

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