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	25 Pridham Street, Kensington Vic 3031

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,155,000 Property Type House Suburb Kensington

Period - From 01/04/2024 to 31/03/2025 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	18 Rankins Rd KENSINGTON 3031	$1,190,000	03/05/2025
2	4 Wellington St FLEMINGTON 3031	$1,200,000	22/02/2025
3	110 Pin Oak Cr FLEMINGTON 3031	$1,175,000	18/12/2024

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: 05/05/2025 10:47

25 Pridham Street, Kensington Vic 3031

Carmel Morganti
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3 1 0

Property Type: House

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2025: $1,155,000

Agent Comments

Beautifully renovated Victorian Single Front with great storage and strong street appeal.

Comparable Properties



18 Rankins Rd KENSINGTON 3031 (REI)

3 1 2

Price: $1,190,000
Method: Private Sale
Date: 03/05/2025
Property Type: House

Agent Comments

Comparable with more parking but Pridham Street is much larger internally with a more user friendly floorplan and much greater street appeal.



4 Wellington St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 164 sqm approx

Agent Comments

Similar land size and period features and Pridham street has a extra bedroom.



110 Pin Oak Cr FLEMINGTON 3031 (REI/VG)

3 1 -

Price: $1,175,000
Method: Auction Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

Comparable but in a better location

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