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	42 The Ridgeway, Kensington Vic 3031

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	11 The Ridgeway KENSINGTON 3031	$1,320,000	12/04/2025
2	98 Canterbury St FLEMINGTON 3031	$1,272,000	05/03/2025
3	3 The Ridgeway KENSINGTON 3031	$1,350,000	07/02/2025

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: 02/05/2025 13:00

42 The Ridgeway, Kensington Vic 3031

Simon Mason
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2 1

Rooms: 3
Property Type: House

Agent Comments

2 bedroom, 1 bathroom Victorian home.

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2025: $1,155,000

Comparable Properties



11 The Ridgeway KENSINGTON 3031 (REI)

3 1 -

Price: $1,320,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments

Comparable location, more accommodation, superior interior, similar land, no parking.



98 Canterbury St FLEMINGTON 3031 (REI)

2 1 2

Price: $1,272,000
Method: Sold Before Auction
Date: 05/03/2025
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Comparable location, similar accommodation, superior interior, superior land, parking.



3 The Ridgeway KENSINGTON 3031 (REI/VG)

2 1 -

Price: $1,350,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: House
Land Size: 214 sqm approx

Agent Comments

Comparable location, similar accommodation, superior interior, inferior land.

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