51 Wolseley Parade, Kensington Vic 3031



3 Bed 1 Bath 1 Car
Property Type: House (Previously Occupied - Detached)
Land Size: 223 sqm approx
Indicative Selling Price
$810,000 - $860,000
Median House Price
Year ending March 2025:
$1,155,000

Comparable Properties



81 Rankins Road, Kensington 3031 (REI)
2 Bed 1 Bath - Car
Price: $840,000
Method: Sold Before Auction
Date: 18/02/2025
Property Type: House (Res)
Agent Comments: Unrenovated home, smaller land size.



74 Chapman Street, North Melbourne 3051 (REI/VG)
3 Bed 1 Bath - Car
Price: $845,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 202 sqm approx
Agent Comments: Unrenovated home, smaller land size.



257 Abbotsford Street, North Melbourne 3051 (REI/VG)
2 Bed 1 Bath 1 Car
Price: $841,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 126 sqm approx
Agent Comments: Unrenovated home, smaller land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	51 Wolseley Parade, Kensington Vic 3031

Indicative selling price

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

Range between $810,000 & $860,000

Median sale price

Median price $1,155,000 House x Suburb Kensington

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
81 Rankins Road, KENSINGTON 3031	$840,000	18/02/2025
74 Chapman Street, NORTH MELBOURNE 3051	$845,000	16/12/2024
257 Abbotsford Street, NORTH MELBOURNE 3051	$841,000	14/12/2024

This Statement of Information was prepared on: 06/05/2025 17:09