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	10 Wolseley Parade, Kensington Vic 3031

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	42 The Ridgeway KENSINGTON 3031	$1,340,000	23/05/2025
2	25 Pridham St KENSINGTON 3031	$1,344,000	17/05/2025
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: 19/06/2025 08:49

10 Wolseley Parade, Kensington Vic 3031

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3 1 1

Property Type: House

Agent Comments

Renovated 3 bedroom, 1 bathroom home with off street parking.

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2025: $1,155,000

Comparable Properties



42 The Ridgeway KENSINGTON 3031 (REI)

2 1 -

Price: $1,340,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House
Land Size: 231 sqm approx

Agent Comments

Comparable location, less accommodation, similar interior, superior land size, no parking,



25 Pridham St KENSINGTON 3031 (REI)

3 1 -

Price: $1,344,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House

Agent Comments

Comparable location, more accommodation, similar interior, inferior land size, no 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, less accommodation, similar interior, superior land size, no parking,

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