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	232/77- 89 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Single price $435,000

Median sale price

Median price $538,750 Property Type Unit Suburb Kensington

Period - From 01/04/2025 to 30/06/2025 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	5/7-9 Rankins Rd KENSINGTON 3031	$415,000	16/07/2025
2	3/54 Napier St FOOTSCRAY 3011	$433,000	28/06/2025
3	1003/6 Joseph Rd FOOTSCRAY 3011	$405,000	16/06/2025

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: 25/08/2025 15:55

Dingle Partners



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$435,000
Median Unit Price
June quarter 2025: $538,750

Comparable Properties



5/7-9 Rankins Rd KENSINGTON 3031 (REI)

1 1 1

Price: $415,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment

Agent Comments



3/54 Napier St FOOTSCRAY 3011 (REI)

1 1 1

Price: $433,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Apartment

Agent Comments



1003/6 Joseph Rd FOOTSCRAY 3011 (REI/VG)

1 1 1

Price: $405,000
Method: Private Sale
Date: 16/06/2025
Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE | propertydata.com.au

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