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	502/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Range between $350,000 & $375,000

Median sale price

Median price $575,000 Property Type Unit Suburb Kensington

Period - From 01/10/2024 to 30/09/2025 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	123/77 Hobsons Rd KENSINGTON 3031	$447,000	07/11/2025
2	334/77-89 Hobsons Rd KENSINGTON 3031	$455,200	30/10/2025
3	232/77 Hobsons Rd KENSINGTON 3031	$438,000	04/09/2025

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: 25/11/2025 11:14

502/77 Hobsons Road, Kensington Vic 3031

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au



1 1 1

Rooms: 2
Property Type: Apartment

Indicative Selling Price
$350,000 - $375,000
Median Unit Price
Year ending September 2025: $575,000

Agent Comments

Modern apartment offering 1 bed, 1 bath, 1 car & balcony with city views.

Comparable Properties



123/77 Hobsons Rd KENSINGTON 3031 (REI)

1 1 1

Price: $447,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Agent Comments

Located in the same block. Larger floor-plan.



334/77-89 Hobsons Rd KENSINGTON 3031 (REI)

1 1 2

Price: $455,200
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments

Located in the same block. Has a 2nd car space.



232/77 Hobsons Rd KENSINGTON 3031 (REI/VG)

1 1 2

Price: $438,000
Method: Private Sale
Date: 04/09/2025
Rooms: 2
Property Type: Apartment

Agent Comments

Located in the same block. Has a 2nd car space.

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