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	16 Pridham Street, Kensington Vic 3031

Indicative selling price

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

Range between $950,000 & $1,020,000

Median sale price

Median price $1,183,000 Property Type House 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	342 Bellair St KENSINGTON 3031	$936,000	18/10/2025
2	264 Bellair St KENSINGTON 3031	$965,000	11/10/2025
3	24 Collett St KENSINGTON 3031	$1,052,000	11/10/2025

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: 13/11/2025 13:25

16 Pridham Street, Kensington Vic 3031

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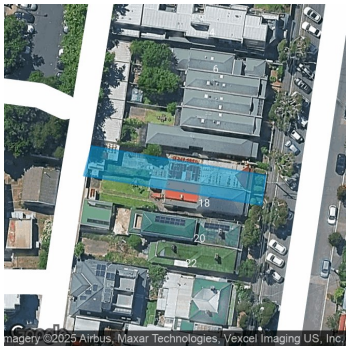

3 1 1

Property Type: House

Indicative Selling Price
$950,000 - $1,020,000
Median House Price
Year ending September 2025: $1,183,000

Agent Comments

This sought-after location offers easy access to the suburb's best shopping, dining, and public transport options, all just moments away.

Comparable Properties



342 Bellair St KENSINGTON 3031 (REI)

3 1 -

Price: $936,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments

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



264 Bellair St KENSINGTON 3031 (REI/VG)

2 1 -

Price: $965,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments

Comparable location, less accommodation, inferior inferior, inferior land size.



24 Collett St KENSINGTON 3031 (REI)

2 1 -

Price: $1,052,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments

Comparable location, less accommodation, superior inferior, inferior land size.

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