

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

210/77 HOBSONS ROAD KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

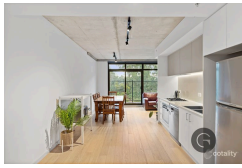
Date of sale

132/77 HOBSONS ROAD KENSINGTON VIC 3031	\$505,000	09-May-25
138/77 HOBSONS ROAD KENSINGTON VIC 3031	\$535,000	22-Feb-25
237/77 HOBSONS ROAD KENSINGTON VIC 3031	\$540,000	27-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 23 October 2025



132/77 HOBSONS ROAD KENSINGTON VIC 3031

2 1 1

Sold Price **\$505,000** Sold Date **09-May-25**

Distance **0km**

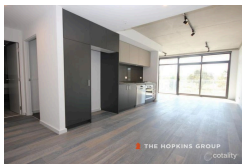


138/77 HOBSONS ROAD KENSINGTON VIC 3031

2 1 1

Sold Price **\$535,000** Sold Date **22-Feb-25**

Distance **0km**



237/77 HOBSONS ROAD KENSINGTON VIC 3031

2 1 1

Sold Price **\$540,000** Sold Date **27-Feb-25**

Distance **0km**



405/77 HOBSONS ROAD KENSINGTON VIC 3031

2 1 1

Sold Price **\$527,000** Sold Date **01-May-25**

Distance **0km**



215/77 HOBSONS ROAD KENSINGTON VIC 3031

1 1 1

Sold Price **\$415,000** Sold Date **28-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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