

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

213/80 ORMOND STREET 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2025

to

31 Jan 2026

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

117/80 ORMOND STREET KENSINGTON VIC 3031	\$410,000	10-Feb-26
115/600 EPSOM ROAD FLEMINGTON VIC 3031	\$405,000	24-Nov-25
853/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$380,000	29-Dec-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: 26 February 2026

EDWARD THOMAS

ESTATE AGENTS

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**117/80 ORMOND STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

^{RS}

\$410,000

Sold Date

10-Feb-26

Distance

0km



**115/600 EPSOM ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price

\$405,000

Sold Date

24-Nov-25

Distance

1.13km



**853/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 1 1

Sold Price

\$380,000

Sold Date

29-Dec-25

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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