

# 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

4 Bent Street, Kensington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,185,000 Property Type House Suburb Kensington

Period - From 01/10/2025 to 31/12/2025 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	127 Rankins Rd KENSINGTON 3031	\$1,360,000	07/02/2026
2	12 Hardiman St KENSINGTON 3031	\$1,270,000	31/01/2026
3	56 Bellair St KENSINGTON 3031	\$1,200,000	11/12/2025

**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:

16/02/2026 18:28

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2025: \$1,185,000



3 3 0

**Rooms:** 4

**Property Type:** House

**Land Size:** 125 sqm approx

**Agent Comments**

Fully renovated 3 bedroom, 3 bathroom home

## Comparable Properties



**127 Rankins Rd KENSINGTON 3031 (REI)**

3 2 2

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 07/02/2026

**Property Type:** House (Res)

**Agent Comments**

One less bathroom with 2 cars off street



**12 Hardiman St KENSINGTON 3031 (REI)**

4 1 -

**Price:** \$1,270,000

**Method:** Sold Before Auction

**Date:** 31/01/2026

**Property Type:** House (Res)

**Agent Comments**

Extra bedroom, 2 less bathrooms.



**56 Bellair St KENSINGTON 3031 (REI)**

2 1 -

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House

**Agent Comments**

One less bedroom, 2 less bathrooms.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555