

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

137/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$527,000

Property Type

Unit

Suburb

Kensington

Period - From

01/01/2025

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	119/77 Hobsons Rd KENSINGTON 3031	\$596,000	26/02/2026
2	1804/6 Joseph Rd FOOTSCRAY 3011	\$616,000	24/02/2026
3	337/77 Hobsons Rd KENSINGTON 3031	\$572,500	22/02/2026

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:

04/03/2026 09:54

Zach Sianos
03 8378 0500
0477 801 177

zachsianos@jellisrcraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Modern ground floor apartment with high ceilings and large private balcony.

Indicative Selling Price

\$630,000

Median Unit Price

Year ending December 2025: \$527,000

Comparable Properties



119/77 Hobsons Rd KENSINGTON 3031 (REI)

2 2 1

Price: \$596,000

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment

Agent Comments

Same apartment complex and accommodation.



1804/6 Joseph Rd FOOTSCRAY 3011 (REI)

2 2 1

Price: \$616,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment

Agent Comments

Higher density apartment complex but comparable accommodation.



337/77 Hobsons Rd KENSINGTON 3031 (REI)

2 1 1

Price: \$572,500

Method: Private Sale

Date: 22/02/2026

Property Type: Apartment

Agent Comments

Same apartment complex with one less bedroom.

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