

9 Pridham Street, Kensington Vic 3031



2 Bed 1 Bath - Car

Property Type: House (Res)

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2025:

\$1,190,000

Comparable Properties



12 Lewis Street, FLEMINGTON 3031 (REI)

2 Bed 1 Bath - Car

Price: \$901,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Agent Comments: Single front period home, solid however unrenovated, superior tree lined location.



46 Ascot Vale Road, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$810,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 190 sqm approx

Agent Comments: Semidetached brick home on slightly larger land size, inferior location.



133 Kent Street, Flemington 3031 (REI/VG)

2 Bed 1 Bath - Car

Price: \$850,000

Method: Private Sale

Date: 12/09/2025

Property Type: House (Res)

Land Size: 154 sqm approx.

Agent Comments: Semi-detached home with comparable accommodation and condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

9 Pridham Street, Kensington Vic 3031

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,190,000 House x Suburb Kensington

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales

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
12 Lewis Street, FLEMINGTON 3031	\$901,000	13/12/2025
46 Ascot Vale Road, FLEMINGTON 3031	\$810,000	11/12/2025
133 Kent Street, FLEMINGTON 3031	\$850,000	12/09/2025

This Statement of Information was prepared on:

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