

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 506/255 Racecourse Road, Kensington Vic 3031

Indicative selling price

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

Range between \$350,000 & \$375,000

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	502/77 Hobsons Rd KENSINGTON 3031	\$350,000	23/12/2025
2	906/1 Ascot Vale Rd FLEMINGTON 3031	\$380,000	20/12/2025
3	517/1 Ascot Vale Rd FLEMINGTON 3031	\$385,000	18/12/2025

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.~~

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Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

Year ending December 2025: \$527,000



Rooms: 2

Property Type: Apartment

Agent Comments

Modern apartment offering 1 bed, 1 bath, 1 car & balcony with city views.

Comparable Properties



502/77 Hobsons Rd KENSINGTON 3031 (REI/VG)



Price: \$350,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment

Agent Comments

Located in a bigger complex further from the city.



906/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)



Price: \$380,000

Method: Private Sale

Date: 20/12/2025

Property Type: Apartment

Agent Comments

Located in a bigger complex further from the city.



517/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)



Price: \$385,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment

Agent Comments

Located in a bigger complex further from the city.

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



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