

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

102/255 RACECOURSE ROAD 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2025

to

31 Mar 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

110/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$330,000	12-Aug-25
303/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$325,000	23-Feb-26
6/48 FARNHAM STREET FLEMINGTON VIC 3031	\$325,000	05-Mar-26

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: 09 April 2026

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**110/255 RACECOURSE ROAD
KENSINGTON VIC 3031**

1 1 -

Sold Price **\$330,000** Sold Date **12-Aug-25**

Distance **0km**

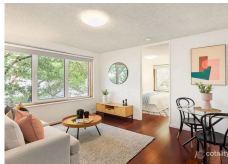


**303/255 RACECOURSE ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price ^{RS} **\$325,000** ^{UN} Sold Date **23-Feb-26**

Distance **0km**



**6/48 FARNHAM STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price ^{RS} **\$325,000** Sold Date **05-Mar-26**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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