

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

20 Ormond Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,221,000

Property Type House

Suburb Kensington

Period - From 01/07/2025

to

30/06/2026

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	428 Arden St KENSINGTON 3031	\$1,200,000	14/07/2026
2	13 Robertson St KENSINGTON 3031	\$1,270,000	05/06/2026
3	4 Bent St KENSINGTON 3031	\$1,300,000	15/05/2026

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:

18/07/2026 13:36



Rooms: 2

Property Type: House (Res)

Land Size: 186 sqm approx

Agent Comments

Comparable Properties



428 Arden St KENSINGTON 3031 (REI)



Price: \$1,200,000

Method: Sold Before Auction

Date: 14/07/2026

Property Type: House

Agent Comments

Comparable



13 Robertson St KENSINGTON 3031 (REI/VG)



Price: \$1,270,000

Method: Private Sale

Date: 05/06/2026

Property Type: House (Res)

Land Size: 152 sqm approx

Agent Comments

Comparable



4 Bent St KENSINGTON 3031 (VG)



Price: \$1,300,000

Method: Sale

Date: 15/05/2026

Property Type: House (Res)

Land Size: 124 sqm approx

Agent Comments

Brand New House