

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

25 Baulderstone Walk, 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 \$860,000 Property Type Townhouse Suburb Kensington

Period - From 10/11/2022 to 09/11/2023 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	1/58 Bateman Rd KENSINGTON 3031	\$1,275,000	07/10/2023
2	5 Moylan La KENSINGTON 3031	\$1,255,000	26/08/2023
3	2/82 Kensington Rd KENSINGTON 3031	\$1,250,000	25/07/2023

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: 10/11/2023 12:35



4 3 2

Property Type: Townhouse
(Single)

Land Size: 143 sqm approx

Agent Comments

Tri level home comprising downstairs kitchen/meal/living, mid-level 3 bedrooms, 2 bath, top floor rumpus plus courtyard and DBL LUG with self contained studio above

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

10/11/2022 - 09/11/2023: \$860,000

Comparable Properties



1/58 Bateman Rd KENSINGTON 3031 (REI)

4 3 2

Price: \$1,275,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Agent Comments

Same accomodation, less land, newer, inferior condition



5 Moylan La KENSINGTON 3031 (REI/VG)

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Land Size: 156 sqm approx

Agent Comments

Superior internal renovation, one less bedroom, similar landsize



2/82 Kensington Rd KENSINGTON 3031 (REI/VG)

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 25/07/2023

Property Type: Townhouse (Res)

Land Size: 171 sqm approx

Agent Comments

One less bedroom, inferior location, larger land allotment.