

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 EPSOM 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

\$1,200,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Kensington

Period-from

01 Sep 2025

to

31 Aug 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

65 THE RIDGEWAY KENSINGTON VIC 3031	\$1,290,000	05-Sep-26
13 ROBERTSON STREET KENSINGTON VIC 3031	\$1,270,000	06-Jun-26
20 ORMOND STREET KENSINGTON VIC 3031	\$1,310,000	15-Aug-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: 18 September 2026

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**65 THE RIDGEWAY KENSINGTON
VIC 3031**

Sold Price

RS

\$1,290,000

Sold Date

05-Sep-26

2

1

-

Distance

0.28km**13 ROBERTSON STREET
KENSINGTON VIC 3031**

Sold Price

\$1,270,000

Sold Date

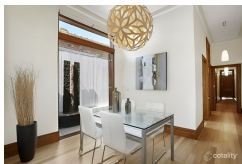
06-Jun-26

3

1

1

Distance

0.53km**20 ORMOND STREET KENSINGTON
VIC 3031**

Sold Price

RS

\$1,310,000

Sold Date

15-Aug-26

2

1

1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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