

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 252-254 Bellair Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,110,000 Property Type House Suburb Kensington

Period - From 03/04/2023 to 02/04/2024 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	7-9 Mccracken St KENSINGTON 3031	\$1,830,000	10/02/2024
2	37 Collett St KENSINGTON 3031	\$1,800,000	22/11/2023
3	12 Shields St FLEMINGTON 3031	\$1,610,000	21/02/2024

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: 03/04/2024 11:21

252-254 Bellair Street, Kensington Vic 3031

**Jellis
Craig**

Simon Mason
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 4  2  1

Property Type: House
Land Size: 397 sqm approx

Agent Comments

Renovated 4 bedrooms, 2 bathroom, dual living and OSP via ROW

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

03/04/2023 - 02/04/2024: \$1,110,000

Comparable Properties



7-9 Mccracken St KENSINGTON 3031 (REI)

 3  1  1

Price: \$1,830,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments

Comparable property on similar land.



37 Collett St KENSINGTON 3031 (REI/VG)

 3  2  -

Price: \$1,800,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

one less bedroom on two levels on smaller land



12 Shields St FLEMINGTON 3031 (REI)

 5  2  2

Price: \$1,610,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: House (Res)

Agent Comments

Comparable accommodation

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



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