

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

308/255 Racecourse Road, Kensington Vic 3031

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$526,000

Property Type

Unit

Suburb

Kensington

Period - From

01/04/2025

to

31/03/2026

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	102/255 Racecourse Rd KENSINGTON 3031	\$315,000	30/04/2026
2	506/255 Racecourse Rd KENSINGTON 3031	\$365,000	12/03/2026
3	303/255 Racecourse Rd KENSINGTON 3031	\$325,000	23/02/2026

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:

12/06/2026 13:37

Kieran Moloney

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Indicative Selling Price

\$395,000

Median Unit Price

Year ending March 2026: \$526,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Modern apartment offering 1 bed, 1 bath 1 car & balcony

Comparable Properties



102/255 Racecourse Rd KENSINGTON 3031 (REI)

1 1 -

Price: \$315,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment

Agent Comments

Located in the same block with no parking.



506/255 Racecourse Rd KENSINGTON 3031 (REI/VG)

1 1 1

Price: \$365,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit

Agent Comments

Located in the same block. Inferior view & condition.



303/255 Racecourse Rd KENSINGTON 3031 (REI)

1 1 1

Price: \$325,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment

Agent Comments

Located in the same block. Inferior view.

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