

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

515/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$523,500

Property Type Unit

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	225/77 Hobsons Rd KENSINGTON 3031	\$620,000	12/08/2026
2	343/77 Hobsons Rd KENSINGTON 3031	\$555,000	26/06/2026
3	136/77 Hobsons Rd KENSINGTON 3031	\$620,000	26/05/2026

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:

14/09/2026 10:04

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Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending June 2026: \$523,500



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Modern apartment offering 2 bed, 2 bath, 1 car & balcony.

Comparable Properties



225/77 Hobsons Rd KENSINGTON 3031 (REI)

2 2 1

Price: \$620,000

Method: Private Sale

Date: 12/08/2026

Property Type: Apartment

Agent Comments

Located in the same block 3 floors below.



343/77 Hobsons Rd KENSINGTON 3031 (REI)

2 1 1

Price: \$555,000

Method: Private Sale

Date: 26/06/2026

Property Type: Apartment

Agent Comments

Located in the same block 2 floors below. 1 less bath.



136/77 Hobsons Rd KENSINGTON 3031 (REI)

2 2 1

Price: \$620,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment

Agent Comments

Located in the same block 4 floors below.

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