

## 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

65 THE RIDGEWAY KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Kensington

Period-from

01 Aug 2025

to

31 Jul 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 16 WOLSELEY PARADE KENSINGTON VIC 3031  | \$1,357,000 | 30-May-26 |
| 13 ROBERTSON STREET KENSINGTON VIC 3031 | \$1,270,000 | 06-Jun-26 |
| 43 BARNETT STREET KENSINGTON VIC 3031   | \$1,250,000 | 04-Mar-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: 05 August 2026

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**16 WOLSELEY PARADE  
KENSINGTON VIC 3031** 2  1  1Sold Price <sup>RS</sup> **\$1,357,000** Sold Date **30-May-26**Distance **0.47km****13 ROBERTSON STREET  
KENSINGTON VIC 3031** 3  1  1Sold Price **\$1,270,000** Sold Date **06-Jun-26**Distance **0.73km****43 BARNETT STREET KENSINGTON  
VIC 3031** 2  1  1Sold Price **\$1,250,000** Sold Date **04-Mar-26**Distance **0.76km****RS** = Recent sale**UN** = Undisclosed Sale

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