Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/7-9 Rankins Road, Kensington Vic 3031
Including suburb and	•
postcode	

Indicative selling price

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

Single price	\$529,000

Median sale price

Median price \$528,500	Pro	pperty Type Uni	t		Suburb	Kensington
Period - From 24/09/2024	to	23/09/2025	Soi	urce	Property	/ Data

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

Au	areas or comparable property	1 1100	Date of Sale
1	706/72 Altona St KENSINGTON 3031	\$560,000	16/07/2025
2	207/8 Burrowes St ASCOT VALE 3032	\$546,500	04/07/2025
3	4/15 Bayswater Rd KENSINGTON 3031	\$520,000	22/04/2025

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:	24/09/2025 09:12



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$529,000 **Median Unit Price** 24/09/2024 - 23/09/2025: \$528,500

Comparable Properties



706/72 Altona St KENSINGTON 3031 (REI)

Price: \$560,000 Method: Private Sale Date: 16/07/2025

Property Type: Apartment

Agent Comments



207/8 Burrowes St ASCOT VALE 3032 (REI)

2





Price: \$546,500 Method: Private Sale

Date: 04/07/2025 Rooms: 3

Property Type: Apartment

Agent Comments



4/15 Bayswater Rd KENSINGTON 3031 (REI)



Agent Comments

Price: \$520,000 Method: Private Sale Date: 22/04/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577





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