

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4A LEIGH AVENUE KENNINGTON VIC 3550

Indicative selling price

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

Single Price

or range
between

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Kennington

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

31 JEFFREY AVENUE FLORA HILL VIC 3550	\$645,000	07-Oct-25
28 MAHON AVENUE KENNINGTON VIC 3550	\$666,000	24-Feb-26
12 THEODORE STREET FLORA HILL VIC 3550	\$632,500	06-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 April 2026


31 JEFFREY AVENUE FLORA HILL
VIC 3550

Sold Price

\$645,000

Sold Date

07-Oct-25
 3
  2
  1

Distance

0.42km

28 MAHON AVENUE KENNINGTON
VIC 3550

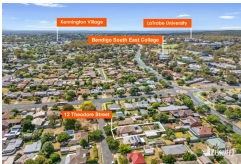
Sold Price

\$666,000

Sold Date

24-Feb-26
 3
  2
  2

Distance

0.48km

12 THEODORE STREET FLORA HILL
VIC 3550

Sold Price

^{RS}
\$632,500

Sold Date

06-Mar-26
 3
  1
  3

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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