

# 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

2/1b Bayswater Road, Kensington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,350,000

### Median sale price

Median price \$835,000

Property Type Townhouse

Suburb Kensington

Period - From 03/06/2024

to

02/06/2025

Source 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	Price	Date of sale
1	22 Market St KENSINGTON 3031	\$1,320,000	30/05/2025
2	5/1 Bayswater Rd KENSINGTON 3031	\$1,265,000	24/05/2025
3	4/39 Barnett St KENSINGTON 3031	\$1,205,000	30/04/2025

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:

03/06/2025 11:22

2/1b Bayswater Road, Kensington Vic 3031

**Jellis  
Craig**

Simon Mason  
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simonmason@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,350,000

**Median Townhouse Price**

03/06/2024 - 02/06/2025: \$835,000



3 2 1

**Property Type:** Townhouse

**Agent Comments**

3 Bedroom, 2 bathroom home.

## Comparable Properties



**22 Market St KENSINGTON 3031 (REI)**

4 1 1

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 30/05/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Comparable location, more accommodation, less bathrooms comparable interior, inferior land size, similar parking.



**5/1 Bayswater Rd KENSINGTON 3031 (REI)**

3 2 2

**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Comparable location, similar accommodation, comparable interior, inferior land size, more parking.



**4/39 Barnett St KENSINGTON 3031 (REI/VG)**

3 2 1

**Price:** \$1,205,000

**Method:** Private Sale

**Date:** 30/04/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Comparable location, similar accommodation, comparable interior, similar land size, similar parking.

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



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