

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

12 BREN STREET 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

\$459,000

&

\$499,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

House

Suburb

Kennington

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

12 HOLLAND COURT KENNINGTON VIC 3550	\$470,000	06-Mar-25
3 COLLINS COURT KENNINGTON VIC 3550	\$480,000	14-Dec-24
9 THOMPSON CRESCENT KENNINGTON VIC 3550	\$513,000	03-Mar-25

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: 01 May 2025

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**12 HOLLAND COURT KENNINGTON
VIC 3550**

3 2 2

Sold Price

^{RS} **\$470,000** Sold Date **06-Mar-25**

Distance **0.32km**



**3 COLLINS COURT KENNINGTON
VIC 3550**

3 1 2

Sold Price

\$480,000 Sold Date **14-Dec-24**

Distance **0.37km**



**9 THOMPSON CRESCENT
KENNINGTON VIC 3550**

3 1 1

Sold Price

^{RS} **\$513,000** ^{UN} Sold Date **03-Mar-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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