

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

310/80 Ormond Street, Kensington Vic 3031

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$572,500 Property Type Unit Suburb Kensington

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	213/80 Ormond St KENSINGTON 3031	\$377,500	31/03/2026
2	212/80 Ormond St KENSINGTON 3031	\$400,000	25/03/2026
3	117/80 Ormond St KENSINGTON 3031	\$410,000	09/02/2026

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:

24/04/2026 08:23



 2  1  1

Property Type: Apartment

Agent Comments

New paint, and new carpet in both bedrooms

OC fees: Approx. \$1300/quarter
Council rate: Approx. \$1021/year

Indicative Selling Price
\$390,000 - \$410,000
Median Unit Price
March quarter 2026: \$572,500

Comparable Properties



213/80 Ormond St KENSINGTON 3031 (REI)

[Agent Comments](#)

 2  1  1

Price: \$377,500

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment



212/80 Ormond St KENSINGTON 3031 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$400,000

Method: Private Sale

Date: 25/03/2026

Property Type: Apartment



117/80 Ormond St KENSINGTON 3031 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$410,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355