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 or locality and postcode	13 Hodgkinson Street, Kennington Vic 3550

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $470,000 Property Type Unit Suburb Kennington

Period - From 04/10/2024 to 03/10/2025 Source Property Data

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
1	131 Murphy St EAST BENDIGO 3550	$450,000	01/08/2025
2	2/7 Holland Ct KENNINGTON 3550	$470,000	11/07/2025
3	1/63 Hopetoun St BENDIGO 3550	$455,000	04/03/2025

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: 04/10/2025 19:08

13 Hodgkinson Street, Kennington Vic 3550

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Property Type: Unit

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
04/10/2024 - 03/10/2025: $470,000

Comparable Properties

131 Murphy St EAST BENDIGO 3550 (REI/VG)

2 1 2

Price: $450,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 534 sqm approx

Agent Comments

2/7 Holland Ct KENNINGTON 3550 (REI/VG)

2 1 1

Price: $470,000
Method: Private Sale
Date: 11/07/2025
Property Type: Unit
Land Size: 455 sqm approx

Agent Comments

1/63 Hopetoun St BENDIGO 3550 (REI/VG)

2 1 1

Price: $455,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 90 sqm approx

Agent Comments

Account - Step Up Property

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