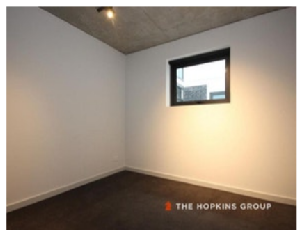
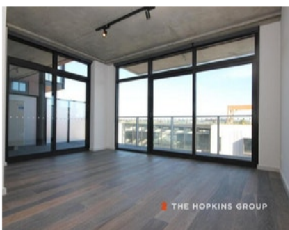
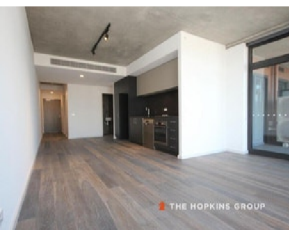




PROPERTY REPORT

Prepared on: 18 Aug 2025



407/77 Hobsons Road Kensington VIC 3031

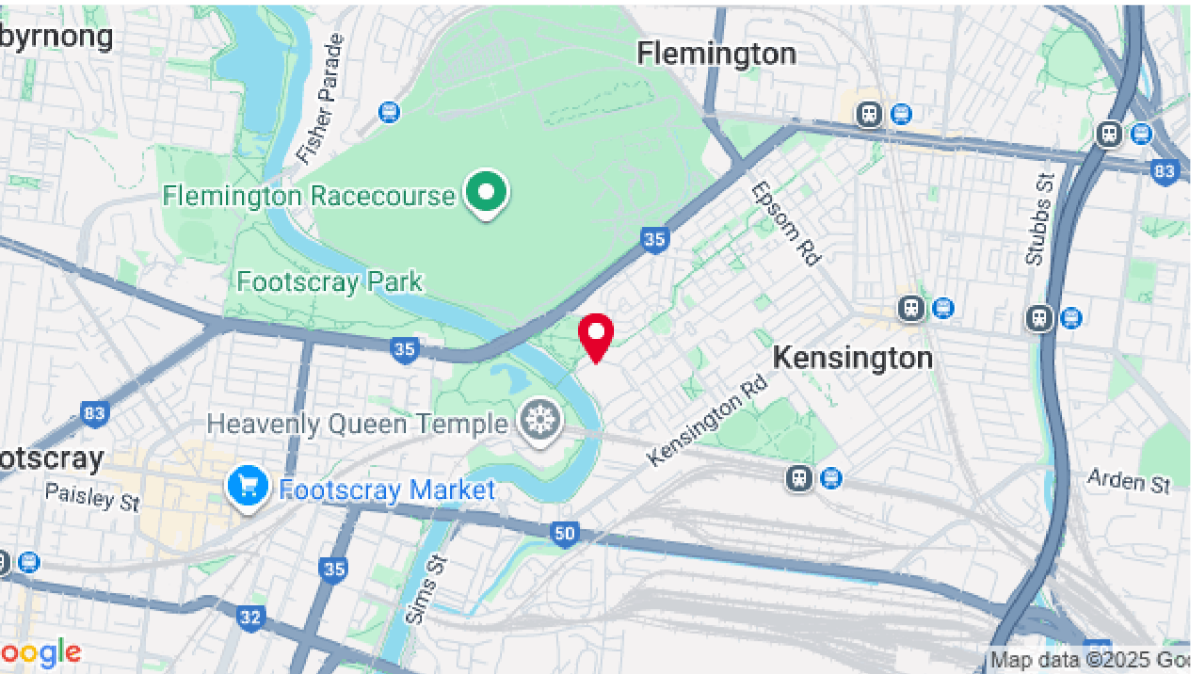
Unit

Joe Bonifazio
The Hopkins Group - MELBOURNE

0425 859 943
jbonifazio@thehopkinsgroup.com.au



TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
17/06/2024	\$570 per week**	Leased	18 days
21/12/2022	\$450 per week**	Leased	16 days
31/08/2020	\$430 per week**	Leased	14 days
25/05/2018	\$575,000	Sold	



SOLD PROPERTIES



117/77 Hobsons Road

Kensington VIC 3031

\$540,000

Last sold 18 Apr 2025

16 days on site

 2  2  1  Land: 6517m²  -

Price / m² -

Year built -

Distance 0.0km

Property type Unit



237/77 Hobsons Road

Kensington VIC 3031

\$540,000

Last sold 27 Feb 2025

351 days on site

 2  1  1  Land: 6517m²  -

Price / m² -

Year built -

Distance 0.0km

Property type Unit



138/77 Hobsons Road

Kensington VIC 3031

\$535,000

Last sold 22 Feb 2025

24 days on site

 2  1  1  Land: 6517m²  -

Price / m² -

Year built -

Distance 0.0km

Property type Unit



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

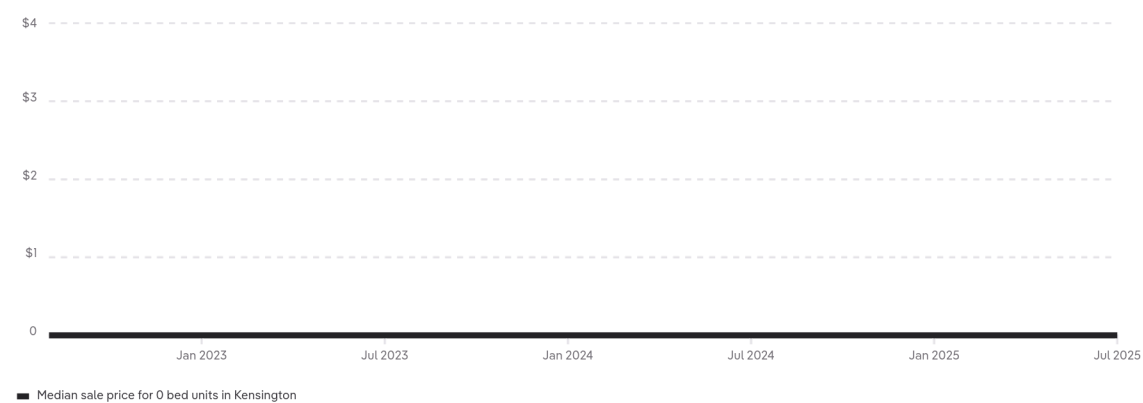
Kensington market snapshot in the last 12 months

For 0 bed units in Kensington. Trend data is calculated based on a rolling twelve month period.

Median sale price	Sold volume	Price growth	Median days on market
—	—	—	—

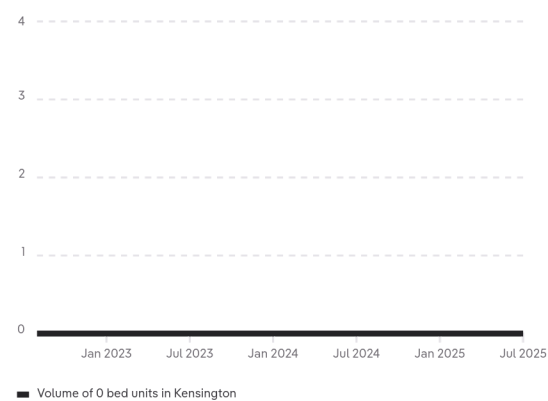
Median sale price - 3 year trend

Showing the median sale price of 0 bed units in Kensington



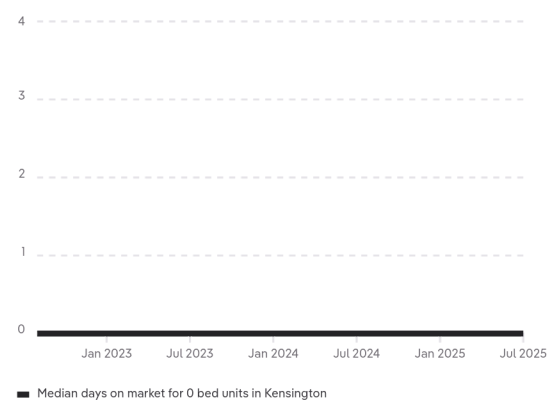
Properties sold - 3 year trend

Showing how many 0 bed units in Kensington have sold



Median days on market - 3 year trend

Showing how long it takes 0 bed units in Kensington to sell





Demand for similar properties

Market activity on realestate.com.au for 0 bed units in Kensington

Potential buyers

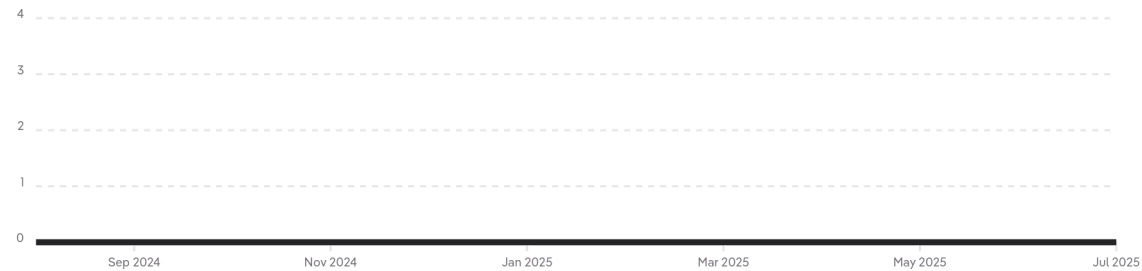
0

Similar for sale

0

Potential buyers

Showing the number of people who are seriously interested in listings for 0 bed units in Kensington on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

407/77 Hobsons Road

Kensington VIC 3031

- - - - | Unit

\$540,000 to \$560,000

MY SALE ESTIMATE





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**Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

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