

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

18/31 KENSINGTON ROAD SOUTH YARRA VIC 3141

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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

8/22 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$760,000	02-Sep-23
8/10 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$790,000	11-Nov-23
18/401 TOORAK ROAD SOUTH YARRA VIC 3141	\$760,000	27-May-23

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 6 months.~~

This Statement of Information was prepared on: 18 October 2024



**8/22 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$760,000

Sold Date **02-Sep-23**

Distance **0.05km**



**8/10 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$790,000

Sold Date **11-Nov-23**

Distance **0.14km**



**18/401 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

\$760,000

Sold Date **27-May-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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