

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

13/43 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

\$391,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

4/393 TOORAK ROAD SOUTH YARRA VIC 3141	\$400,000	05-May-25
1/16 DARLING STREET SOUTH YARRA VIC 3141	\$392,500	19-May-25
8/274A DOMAIN ROAD SOUTH YARRA VIC 3141	\$430,000	21-Jul-25

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: 13 August 2025



4/393 TOORAK ROAD SOUTH YARRA VIC 3141

 1  1  1

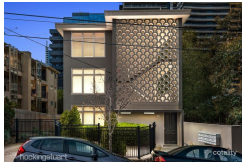
Sold Price

\$400,000

Sold Date **05-May-25**

Distance

0.4km



1/16 DARLING STREET SOUTH YARRA VIC 3141

 1  1  1

Sold Price

^{RS} **\$392,500** ^{UN}

Sold Date **19-May-25**

Distance

0.81km



8/274A DOMAIN ROAD SOUTH YARRA VIC 3141

 1  1  1

Sold Price

^{RS} **\$430,000** ^{UN}

Sold Date **21-Jul-25**

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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