

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

12/38A 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2025

to

31 May 2026

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

1/43 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$770,000	22-Apr-26
7/9 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$872,500	18-Feb-26
4/240 DOMAIN ROAD SOUTH YARRA VIC 3141	\$835,000	14-Mar-26

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: 15 June 2026



**1/43 ROCKLEY ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$770,000** Sold Date **22-Apr-26**

Distance **0.22km**



**7/9 ROCKLEY ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$872,500** Sold Date **18-Feb-26**

Distance **0.34km**



**4/240 DOMAIN ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$835,000** Sold Date **14-Mar-26**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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