

# 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

10/31 Kensington Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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	5/7 Rockley Rd SOUTH YARRA 3141	\$680,000	03/10/2023
2	15/27 Kensington Rd SOUTH YARRA 3141	\$680,000	02/10/2023
3	15/49 Grange Rd TOORAK 3142	\$670,000	28/09/2023

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 six months.~~

This Statement of Information was prepared on:

16/02/2024 13:10



   Under cover Car Space  
 2                      1

**Indicative Selling Price**  
 \$620,000 - \$680,000  
**Median Unit Price**  
 December quarter 2023: \$603,750

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 68 sqm approx  
**Agent Comments**

## Comparable Properties



**5/7 Rockley Rd SOUTH YARRA 3141 (REI/VG)** [Agent Comments](#)

 2     1     1

**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 03/10/2023  
**Property Type:** Apartment



**15/27 Kensington Rd SOUTH YARRA 3141 (REI/VG)** [Agent Comments](#)

 2     1     1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 02/10/2023  
**Property Type:** Apartment



**15/49 Grange Rd TOORAK 3142 (REI/VG)** [Agent Comments](#)

 2     1     1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455