

## 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

11/31 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 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

3/22A ROCKLEY ROAD SOUTH YARRA VIC 3141	\$490,000	13-Jul-23
6/19 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$530,000	15-Apr-23
1004/800 CHAPEL STREET SOUTH YARRA VIC 3141	\$500,000	13-Sep-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: 23 April 2024



**3/22A ROCKLEY ROAD SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$490,000** Sold Date **13-Jul-23**

Distance **0.07km**



**6/19 KENSINGTON ROAD SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$530,000** Sold Date **15-Apr-23**

Distance **0.1km**



**1004/800 CHAPEL STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$500,000** Sold Date **13-Sep-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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