

# 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

|   |
|---|
| 14/12 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 

|           |
|-----------|
| \$900,000 |
|-----------|

 & 

|           |
|-----------|
| \$975,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$585,000 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|             |
|-------------|
| South Yarra |
|-------------|

Period - From 

|            |
|------------|
| 01/07/2022 |
|------------|

 to 

|            |
|------------|
| 30/06/2023 |
|------------|

 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 | 8/176 Walsh St SOUTH YARRA 3141      | \$950,000 | 23/09/2023   |
| 2 | 12/49 Kensington Rd SOUTH YARRA 3141 | \$920,000 | 09/06/2023   |
| 3 | 16/17-21 Tivoli PI SOUTH YARRA 3141  | \$920,000 | 26/07/2023   |

**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: 

|                  |
|------------------|
| 02/10/2023 11:10 |
|------------------|



3   1   0

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 1366.759 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$900,000 - \$975,000  
**Median Unit Price**  
Year ending June 2023: \$585,000

## Comparable Properties

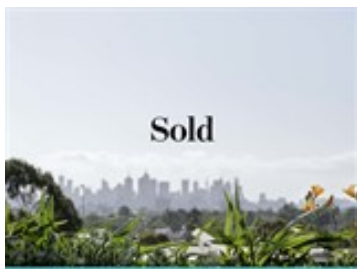


**8/176 Walsh St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Apartment



**12/49 Kensington Rd SOUTH YARRA 3141 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 09/06/2023  
**Property Type:** Apartment



**16/17-21 Tivoli PI SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 26/07/2023  
**Property Type:** Apartment  
**Land Size:** 93 sqm approx