

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

5/21 Kensington Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

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	5/33 Irving Rd TOORAK 3142	\$975,000	04/11/2023
2	11/38 Grange Rd TOORAK 3142	\$935,000	03/01/2024
3	3/39 Tintern Av TOORAK 3142	\$920,000	06/12/2023

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:

15/02/2024 10:21

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2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
December quarter 2023: \$603,750

Comparable Properties



5/33 Irving Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$975,000
Method: Private Sale
Date: 04/11/2023
Property Type: Unit



11/38 Grange Rd TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$935,000
Method: Private Sale
Date: 03/01/2024
Property Type: Apartment



3/39 Tintern Av TOORAK 3142 (REI)

Agent Comments

2 2 1

Price: \$920,000
Method: Auction Sale
Date: 06/12/2023
Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



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