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	1/45 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $557,000 Property Type Unit Suburb South Yarra

Period - From 14/02/2024 to 13/02/2025 Source Property Data

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.

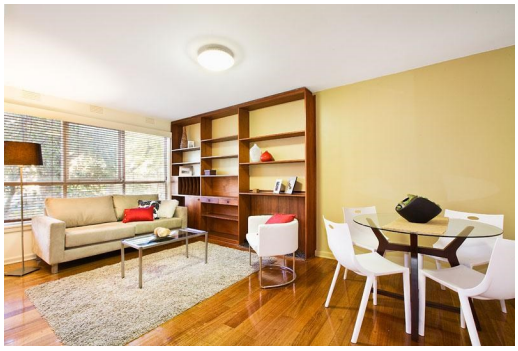
	Address of comparable property	Price	Date of sale
1	9/16 Kensington Rd SOUTH YARRA 3141	$565,000	19/11/2024
2	5/241 Williams Rd SOUTH YARRA 3141	$568,000	29/09/2024
3	4/43 Rockley Rd SOUTH YARRA 3141	$570,000	09/10/2024

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: 14/02/2025 13:48

1/45 Kensington Road, South Yarra Vic 3141



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
14/02/2024 - 13/02/2025: $557,000

Comparable Properties



9/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $565,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment

Agent Comments



5/241 Williams Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $568,000
Method: Sold Before Auction
Date: 29/09/2024
Property Type: Apartment

Agent Comments



4/43 Rockley Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 09/10/2024
Property Type: Apartment

Agent Comments

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

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