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	9/16 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Single price	$565,000

Median sale price

Median price	$600,000	Property Type	Unit	Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	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	3/10 Tivoli Rd SOUTH YARRA 3141	$555,000	30/10/2024
2	5/241 Williams Rd SOUTH YARRA 3141	$568,000	29/09/2024
3	12/7 Barnsbury Rd SOUTH YARRA 3141	$580,000	13/09/2024

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: 12/11/2024 12:57



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$565,000
Median Unit Price
September quarter 2024: $600,000

Comparable Properties



3/10 Tivoli Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $555,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: Unit

Agent Comments



5/241 Williams Rd SOUTH YARRA 3141 (REI)

2 1 1

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

Agent Comments



12/7 Barnsbury Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit
Land Size: 70 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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