

# 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)

Single price

\$999,000

### Median sale price

Median price

\$596,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2023

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	8/38 Grange Rd TOORAK 3142	\$1,005,000	02/10/2023
2	5/3 Stonehaven Ct TOORAK 3142	\$956,000	21/10/2023
3	24/637 Orrong Rd TOORAK 3142	\$950,000	28/09/2023

**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:

25/01/2024 09:08



**Property Type:** Apartment  
**Land Size:** 105 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$999,000  
**Median Unit Price**  
Year ending December 2023: \$596,000

## Comparable Properties



**8/38 Grange Rd TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$1,005,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2023  
**Property Type:** Apartment



**5/3 Stonehaven Ct TOORAK 3142 (REI)**

**Agent Comments**



**Price:** \$956,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** Apartment

**24/637 Orrong Rd TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** Apartment