

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 11/2-4 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) (\*Delete single price or range as applicable)

Single price \$ or range between \$850,000 & \$900,000

## 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

**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.

	Address of comparable property	Price	Date of sale
1	11/36 Marne St SOUTH YARRA 3141	\$855,000	05/10/2024
2	402/40 Chapel Mews SOUTH YARRA 3141	\$902,500	18/09/2024

This Statement of Information was prepared on: 31/10/2024