

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 11/38 Kensington Road, South Yarra 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$360,000 & \$395,000

Median sale price

Median price \$600,000 Property type Apartment Suburb South Yarra

Period - From 01/07/2024 to 01/09/2024 Source REIV

Comparable property sales

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 |
|----------------------------------|-----------|--------------|
| 9/8 Pasley St South Yarra 3141 | \$390,000 | 19/12/2024 |
| 8/3 Struan St Toorak 3142 | \$440,000 | 18/10/2024 |
| 18/1 Rockley Rd South Yarra 3141 | \$450,000 | 18/10/2024 |

This Statement of Information was prepared on: 13/01/2025