

## 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

13/43 KENSINGTON ROAD SOUTH YARRA VIC 3141

### Indicative selling price

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

Single Price

or range  
between

\$391,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

4/393 TOORAK ROAD SOUTH YARRA VIC 3141	\$400,000	05-May-25
1/16 DARLING STREET SOUTH YARRA VIC 3141	\$392,500	19-May-25
8/274A DOMAIN ROAD SOUTH YARRA VIC 3141	\$430,000	21-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 13 August 2025



## 4/393 TOORAK ROAD SOUTH YARRA VIC 3141

 1  1  1

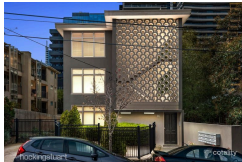
Sold Price

**\$400,000**

Sold Date **05-May-25**

Distance

**0.4km**



## 1/16 DARLING STREET SOUTH YARRA VIC 3141

 1  1  1

Sold Price

<sup>RS</sup> **\$392,500** <sup>UN</sup>

Sold Date **19-May-25**

Distance

**0.81km**



## 8/274A DOMAIN ROAD SOUTH YARRA VIC 3141

 1  1  1

Sold Price

<sup>RS</sup> **\$430,000** <sup>UN</sup>

Sold Date **21-Jul-25**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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