

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 16/49A Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$601,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2025 to 31/12/2025 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	2/86 Cromwell Rd SOUTH YARRA 3141	\$845,000	29/11/2025
2	11/43 Rockley Rd SOUTH YARRA 3141	\$850,000	27/11/2025
3	4/1a Coolullah Av SOUTH YARRA 3141	\$900,000	15/11/2025

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: 12/02/2026 14:50



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending December 2025: \$601,000

Comparable Properties



2/86 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$845,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Apartment



11/43 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$850,000

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment



4/1a Coolullah Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

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 1

Price: \$900,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504