

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

5/38 KENSINGTON ROAD SOUTH YARRA VIC 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2024

to

30 Jun 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

9/22A ROCKLEY ROAD SOUTH YARRA VIC 3141	\$475,000	18-Feb-25
2/274A DOMAIN ROAD SOUTH YARRA VIC 3141	\$470,000	01-Mar-25
3/21 WILSON STREET SOUTH YARRA VIC 3141	\$489,000	24-Mar-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: 23 July 2025



**9/22A ROCKLEY ROAD SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$475,000

Sold Date

18-Feb-25

Distance

0.19km



**2/274A DOMAIN ROAD SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$470,000

Sold Date

01-Mar-25

Distance

1km



**3/21 WILSON STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$489,000

Sold Date

24-Mar-25

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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