

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

7/36 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

16/36 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$623,000	22-Mar-25
2/38A KENSINGTON ROAD SOUTH YARRA VIC 3141	\$655,000	05-Dec-24
13/36 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$700,000	14-Dec-24

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: 15 April 2025

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**16/36 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

Sold Price

^{RS}

\$623,000

Sold Date

22-Mar-25

 2

 1

 -

Distance

0km



**2/38A KENSINGTON ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$655,000

Sold Date

05-Dec-24

 2

 1

 1

Distance

0.03km



**13/36 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$700,000

Sold Date

14-Dec-24

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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