

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

St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$542,000 Property Type Unit Suburb Melbourne

Period - From 07/05/2023 to 06/05/2024 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	705/163 Fitzroy St ST KILDA 3182	\$950,000	18/03/2024
2	903/582 St Kilda Rd MELBOURNE 3004	\$880,000	27/04/2024
3	702/478a St Kilda Rd MELBOURNE 3004	\$880,000	23/01/2024

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:

07/05/2024 11:39

806/601 St Kilda Road, Melbourne Vic 3004



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$880,000 - \$910,000

Median Unit Price

07/05/2023 - 06/05/2024: \$542,000

Comparable Properties



705/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

2 2 2

Price: \$950,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment



903/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$880,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Unit



702/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$880,000

Method: Private Sale

Date: 23/01/2024

Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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