

# 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 1104/601 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,460,000 & \$2,700,000

### Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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	1102-1103/469 St Kilda Rd MELBOURNE 3004	\$2,800,000	06/02/2024
2	1202/430 St Kilda Rd MELBOURNE 3004	\$2,750,000	01/05/2024
3	2004/368 St Kilda Rd MELBOURNE 3004	\$2,700,000	18/02/2024

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.~~

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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$2,460,000 - \$2,700,000  
**Median Unit Price**  
March quarter 2024: \$490,000

## Comparable Properties



**1102-1103/469 St Kilda Rd MELBOURNE 3004 (REI)** Agent Comments

3   2   4

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Apartment



**1202/430 St Kilda Rd MELBOURNE 3004 (REI)** Agent Comments

3   3   2

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** Apartment  
**Land Size:** 270 sqm approx



**2004/368 St Kilda Rd MELBOURNE 3004 (REI)** Agent Comments

3   2   3

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 18/02/2024  
**Property Type:** Apartment

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