

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 1108/576 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$380,000

Property Type

House

Suburb

Melbourne (3004)

Period - From

01/04/2023

to

01/04/2024

Source

REA

Comparable property sales

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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
610/70 QUEENS ROAD, MELBOURNE VIC 3004	\$538,000	06/02/2024
1206/14 QUEENS ROAD, MELBOURNE VIC 3004	\$535,000	03/12/2024
1114/576-578 ST KILDA ROAD, MELBOURNE VIC 3004	\$535,000	07/07/2023

This Statement of Information was prepared on: 01/04/2024