

# 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

1109/250 St Kilda Road, Southbank Vic 3006

### Indicative selling price

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

Single price \$2,200,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Southbank

Period - From 01/10/2023

to 31/12/2023

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 | 402/30 St Andrews PI EAST MELBOURNE 3002 | \$2,355,000 | 09/12/2023   |
| 2 | 305/1 Powlett St EAST MELBOURNE 3002     | \$2,030,000 | 24/02/2024   |
| 3 | 908/250 St Kilda Rd SOUTHBANK 3006       | \$1,850,000 | 08/02/2024   |

**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.~~

This Statement of Information was prepared on:

03/04/2024 16:43