# Statement of Information Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

112/350 ST KILDA ROAD, MELBOURNE, VIC 3004

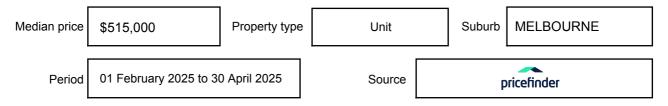
#### Indicative selling price

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

Price Range:

\$2,100,000 to \$2,200,000

#### Median sale price



### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1402/250 ST KILDA RD, SOUTHBANK, VIC 3006	\$2,280,000	18/11/2024
216/250 ST KILDA RD, SOUTHBANK, VIC 3006	\$2,080,000	13/12/2024
607/250 ST KILDA RD, SOUTHBANK, VIC 3006	\$2,275,000	04/03/2025

This Statement of Information was prepared on:



16/05/2025