

# 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 1201/101 ST KILDA ROAD, ST KILDA, VIC 3182

### Indicative selling price

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

Range between \$660,00 & \$695,000

### Median sale price

Median price \$515,000 Property type *Unit* Suburb ST KILDA

Period - From 01 July 2022 to 30 June 2023 Source PRICE FINDER

### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
46/167 FITZROY ST, ST KILDA, VIC 3182	\$685,000	13/07/2023
34/632 ST KILDA RD, MELBOURNE, VIC 3004	\$690,000	26/06/2023
9/19 ROBE ST, ST KILDA, VIC 3182	\$691,000	26/05/2023

This Statement of Information was prepared on: 26/09/2023