

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 1207/594 St Kilda Rd, Melbourne 3004

**Indicative selling price**

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

Between \$700,000 & \$740,000

**Median sale price**

Median price \$710,000 Property type 2-bed unit St Kilda Rd Suburb Melbourne

Period - From 13/11/23 to 13/5/24 Source REIV

**Comparable property sales**

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. 903/582 St Kilda Rd, Melbourne	\$880,000	27/4/24
2. 1004/478a St Kilda Rd, Melbourne	\$700,000	8/4/24
3. 306/360 St Kilda Rd, Melbourne	\$830,000	29/2/24

This Statement of Information was prepared on: 13/5/24