

## 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

1304/605 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Flats

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

315/499 ST KILDA ROAD MELBOURNE VIC 3004	\$821,000	15-Mar-24
1701/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$835,000	05-May-24
506/19 QUEENS ROAD MELBOURNE VIC 3004	\$868,000	26-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 15 June 2024



**315/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price

**\$821,000**

Sold Date

**15-Mar-24**

Distance

**0.88km**



**1701/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

2 2 2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date

**05-May-24**

Distance

**0.9km**



**506/19 QUEENS ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price

<sup>RS</sup> **\$868,000** <sup>UN</sup>

Sold Date

**26-Mar-24**

Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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