

# 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

156/416a 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

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	1404/50 Claremont St SOUTH YARRA 3141	\$580,000	29/01/2024
2	610/12 Queens Rd MELBOURNE 3004	\$580,000	08/02/2024
3	68/38 Kavanagh St SOUTHBANK 3006	\$558,500	15/02/2024

**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:

20/02/2024 10:08



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

December quarter 2023: \$526,000

## Comparable Properties



**1404/50 Claremont St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   1   1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** Apartment



**610/12 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2   2   1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 08/02/2024

**Property Type:** Apartment



**68/38 Kavanagh St SOUTHBANK 3006 (REI)**

**Agent Comments**

2   1   1

**Price:** \$558,500

**Method:** Auction Sale

**Date:** 15/02/2024

**Property Type:** Unit

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372