

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 164/350 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

Median sale price

Median price \$542,450 Property Type Unit Suburb Melbourne

Period - From 03/05/2023 to 02/05/2024 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	5/54 Anderson St SOUTH YARRA 3141	\$3,900,000	14/11/2023
2	3801/35 Spring St MELBOURNE 3000	\$3,350,000	29/02/2024
3	704/250 St Kilda Rd SOUTHBANK 3006	\$3,350,000	21/03/2024

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: 03/05/2024 15:47

164/350 St Kilda Road, Melbourne Vic 3004



 3  3 

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Living: 263 m2 and Balcony: 36 m2

Indicative Selling Price

\$3,200,000 - \$3,400,000

Median Unit Price

03/05/2023 - 02/05/2024: \$542,450

Comparable Properties



5/54 Anderson St SOUTH YARRA 3141 (REI)

 3  2  1

Agent Comments

Building area: 167 m2

Price: \$3,900,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



3801/35 Spring St MELBOURNE 3000 (REI/VG)

 3  2  2

Agent Comments

Building area: 159 m2

Price: \$3,350,000

Method: Auction Sale

Date: 29/02/2024

Property Type: Apartment

Land Size: 175 sqm approx



704/250 St Kilda Rd SOUTHBANK 3006 (REI)

 3  2  2

Agent Comments

Building area: 151 m2

Price: \$3,350,000

Method: Private Sale

Date: 21/03/2024

Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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