

# 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 177/632 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)

Single price  or range between \$900,000 & \$950,000

### Median sale price

Median price \$629,400 Property type Unit Suburb MELBOURNE  
Period - From 07/06/2023 to 06/06/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 201/12 Queens Road Melbourne Vic 3004	\$\$950,000	2024-02-09
2 203/10 Bond Street South Yarra Vic 3141	\$\$925,000	2024-01-25
3 903/15 Queens Road Melbourne Vic 3004	\$\$901,000	2024-05-20

This Statement of Information was prepared on: 07/06/2024

