

# 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 1904/594 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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	1804/576 St Kilda Rd MELBOURNE 3004	\$2,500,000	02/06/2024
2	112/333 Beaconsfield Pde ST KILDA WEST 3182	\$2,450,000	23/01/2024
3	112/333 Beaconsfield Pde ST KILDA WEST 3182	\$2,050,000	11/06/2024

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: 26/06/2024 16:51

1904/594 St Kilda Road, Melbourne Vic 3004

Gary Ormrod  
+61 3 9820 1111  
+61 419 588 331  
gormrod@kayburton.com.au



 4  2.5  4

**Rooms:** 6  
**Property Type:** Strata Unit/Flat  
**Land Size:** 218 sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median Unit Price**  
March quarter 2024: \$490,000

## Comparable Properties



**1804/576 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**

 3  2  4

**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 02/06/2024  
**Property Type:** Apartment



**112/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)** **Agent Comments**

 3  2  2

**Price:** \$2,450,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** Apartment



**112/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)** **Agent Comments**

 3  2  2

**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 11/06/2024  
**Property Type:** Apartment

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



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