



## 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

225/416 St Kilda Road, Melbourne, 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

\$439,000.00

&

\$479,000.00

### Median sale price

Median price

\$630,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Nov 2022

to

Oct 2023

Source

Corelogic

### Comparable property sales

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
45/416A ST KILDA ROAD MELBOURNE VIC 3004	\$447,000.00	3/08/2023
405/35 ALBERT ROAD MELBOURNE VIC 3004	\$443,000.00	5/08/2023
10/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$439,000.00	31/08/2023

This Statement of Information was prepared on:

Tuesday 28th November 2023