

# 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 24/485-489 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 \$750,000 & \$825,000

### 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	306/360 St Kilda Rd MELBOURNE 3004	\$830,000	29/02/2024
2	27/449-453 St Kilda Rd MELBOURNE 3004	\$800,000	06/12/2023
3	15/458 St Kilda Rd MELBOURNE 3004	\$770,000	28/10/2023

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: 16/04/2024 12:13

24/485-489 St Kilda Road, Melbourne Vic 3004



 2  1  1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median Unit Price**  
March quarter 2024: \$490,000

## Comparable Properties



**306/360 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

**Agent Comments**

 2  1  2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** Apartment



**27/449-453 St Kilda Rd MELBOURNE 3004**  
(REI)

**Agent Comments**

 2  1  1

**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2023  
**Property Type:** Unit



**15/458 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Unit

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



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