

## 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

301/9 COMMERCIAL 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) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

708/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$520,000	24-Feb-23
1114/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$535,000	07-Jul-23
12/17 QUEENS ROAD MELBOURNE VIC 3004	\$520,000	19-Nov-22

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 6 months.

This Statement of Information was prepared on: 22 March 2024



**708/576-578 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$520,000** Sold Date **24-Feb-23**

Distance **0.34km**

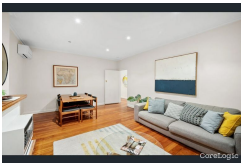


**1114/576-578 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$535,000** Sold Date **07-Jul-23**

Distance **0.34km**



**12/17 QUEENS ROAD MELBOURNE  
VIC 3004**

1 1 1

Sold Price **\$520,000** Sold Date **19-Nov-22**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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