

Statement of Information
**Single residential property
located in the Melbourne metropolitan area**

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 37/416a St Kilda Road, Melbourne, 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property type Suburb
Period - to Source
From

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
701/58 CLARKE STREET SOUTHBANK VIC 3006	\$430,000.00	21/03/2026
2606/250 CITY ROAD SOUTHBANK VIC 3006	\$435,700.00	14/03/2026
907/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$435,000.00	13/02/2026

This Statement of Information was prepared on: