

# 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

410/480 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)

Single price

\$790,000

### 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	907/8 Bowen Cr MELBOURNE 3004	\$800,000	25/03/2024
2	606/480 St Kilda Rd MELBOURNE 3004	\$790,000	29/12/2023
3	1403/572 St Kilda Rd MELBOURNE 3004	\$780,000	20/12/2023

**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:

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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 2386 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000  
**Median Unit Price**  
March quarter 2024: \$490,000

## Comparable Properties



**907/8 Bowen Cr MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** Apartment



**606/480 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 29/12/2023  
**Property Type:** Apartment



**1403/572 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 20/12/2023  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811