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	501/605 St Kilda Road, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$660,000	&	\$710,000
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Median sale price

Median price	\$518,000	Pro	perty Type Ur	nit		Suburb	Melbourne
Period - From	22/11/2022	to	21/11/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	602/598 St Kilda Rd MELBOURNE 3004	\$700,000	18/10/2023
2	601-605 St Kilda Rd MELBOURNE 3004	\$700,000	28/06/2023
3	34/632 St Kilda Rd MELBOURNE 3004	\$690,000	22/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/11/2023 11:11









Indicative Selling Price \$660,000 - \$710,000 **Median Unit Price** 22/11/2022 - 21/11/2023: \$518,000

Comparable Properties



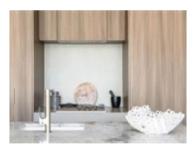
602/598 St Kilda Rd MELBOURNE 3004 (REI)

Price: \$700,000 Method: Private Sale Date: 18/10/2023

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Property Type: Apartment

Agent Comments



601-605 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$700,000 Method: Private Sale Date: 28/06/2023

Property Type: Apartment

Agent Comments



34/632 St Kilda Rd MELBOURNE 3004

(REI/VG)

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Price: \$690.000 Method: Private Sale Date: 22/06/2023 Property Type: Unit

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



