

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 602/454 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$560,000 Property Type House Suburb Melbourne

Period - From 06/05/2023 to 05/05/2024 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	11/461 St Kilda Rd MELBOURNE 3004	\$1,795,000	25/11/2023
2	2206/229 Toorak Rd SOUTH YARRA 3141	\$1,760,000	25/11/2023
3			

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: 06/05/2024 17:12

602/454 St Kilda Road, Melbourne Vic 3004



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
06/05/2023 - 05/05/2024: \$560,000

Comparable Properties



11/461 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)



Price: \$1,795,000
Method: Private Sale
Date: 25/11/2023
Property Type: Apartment



2206/229 Toorak Rd SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)



Price: \$1,760,000
Method: Private Sale
Date: 25/11/2023
Property Type: Apartment

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.

Account - McGrath South Yarra



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