

## 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

613/478A 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

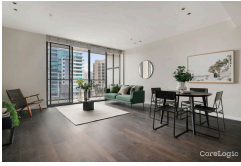
Date of sale

502/55 QUEENS ROAD MELBOURNE VIC 3004	\$410,000	05-Jun-24
219/539 ST KILDA ROAD MELBOURNE VIC 3004	\$422,500	31-May-24
409/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$400,000	14-Mar-24

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: 20 June 2024



**502/55 QUEENS ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price <sup>RS</sup> **\$410,000** Sold Date **05-Jun-24**

Distance **0.59km**



**219/539 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price <sup>RS</sup> **\$422,500** Sold Date **31-May-24**

Distance **0.41km**



**409/505-507 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$400,000** Sold Date **14-Mar-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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