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

801/568 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between $360,000 & $390,000

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	108/70 Queens Rd MELBOURNE 3004	$385,000	25/06/2024
2	21/30 Queens Rd MELBOURNE 3004	$378,000	18/06/2024
3	205/3-5 St Kilda Rd ST KILDA 3182	$370,000	16/06/2024

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: 10/07/2024 15:35

CONSUMER AFFAIRS VICTORIA

801/568 St Kilda Road, Melbourne Vic 3000

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Property Type:

Agent Comments

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
March quarter 2024: $490,000

Comparable Properties

108/70 Queens Rd MELBOURNE 3004 (REI)

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Price: $385,000
Method: Private Sale
Date: 25/06/2024
Property Type: Apartment

Agent Comments

21/30 Queens Rd MELBOURNE 3004 (REI)

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Price: $378,000
Method: Private Sale
Date: 18/06/2024
Property Type: Apartment

Agent Comments

205/3-5 St Kilda Rd ST KILDA 3182 (REI)

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Price: $370,000
Method: Private Sale
Date: 16/06/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000