

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 807/505 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

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

Period - From 26/04/2023 to 25/04/2024 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	705/101 River St SOUTH YARRA 3141	\$1,340,000	03/02/2024
2	2307/1 Almeida Cr SOUTH YARRA 3141	\$1,303,000	09/02/2024
3	1103/661 Chapel St SOUTH YARRA 3141	\$1,300,000	23/02/2024

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.~~

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Rooms: 2
Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
26/04/2023 - 25/04/2024: \$560,000

Comparable Properties



705/101 River St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$1,340,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit



2307/1 Almeida Cr SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$1,303,000
Method: Private Sale
Date: 09/02/2024
Property Type: Unit

1103/661 Chapel St SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$1,300,000
Method: Sale
Date: 23/02/2024
Property Type: Strata Unit/Flat

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