

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

808/601 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)

Range Between \$780,000 And \$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$500,000 \*Unit/House x Suburb MELBOURNE

Period - From 01/01/24 to 31/03/24 Source Pricfinder

### 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
604/605 ST KILDA RD, MELBOURNE, VIC 3004	\$791,000	05/04/2024
212/601 ST KILDA RD, MELBOURNE, VIC 3004	\$745,000	05/04/2024
904/605 ST KILDA RD, MELBOURNE, VIC 3004	\$807,500	05/04/2024

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: 22/05/2024