

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 903/582 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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	1709/450 St Kilda Rd MELBOURNE 3004	\$830,000	07/12/2023
2	606/480 St Kilda Rd MELBOURNE 3004	\$790,000	29/12/2023
3	1403/572 St Kilda Rd MELBOURNE 3004	\$780,000	20/12/2023

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: 27/03/2024 11:19



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median Unit Price

December quarter 2023: \$526,000

Comparable Properties



1709/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 07/12/2023

Property Type: Apartment



606/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 29/12/2023

Property Type: Apartment



1403/572 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment

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