

## 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

905/450 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

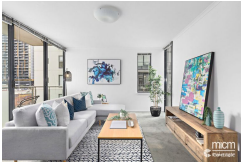
Date of sale

41/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$630,000	27-Jul-23
151/416 ST KILDA ROAD MELBOURNE VIC 3004	\$645,000	19-Oct-23
221/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$620,000	04-Sep-23

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: 21 November 2023



**41/63 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

2 1 1

Sold Price **\$630,000** Sold Date **27-Jul-23**

Distance **1.05km**

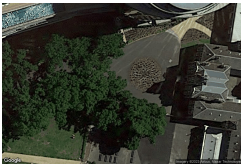


**151/416 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price <sup>RS</sup> **\$645,000** Sold Date **19-Oct-23**

Distance **0.37km**



**221/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$620,000** Sold Date **04-Sep-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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