

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

906/594 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|--|-----------|-----------|
| 609/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | \$725,000 | 19-Apr-24 |
| 204/15 QUEENS ROAD MELBOURNE VIC 3004 | \$750,000 | 27-Apr-24 |
| 814/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$707,000 | 18-Mar-24 |

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: 13 May 2024



**609/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **19-Apr-24**

Distance **0.29km**



**204/15 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$750,000** Sold Date **27-Apr-24**

Distance **1.24km**



**814/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$707,000** Sold Date **18-Mar-24**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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