

## 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

902A/582 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

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

7/37 DAVIS AVENUE SOUTH YARRA VIC 3141	\$510,000	20-Aug-24
6/321 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$526,000	31-Aug-24
907/15 CLIFTON STREET PRAHRAN VIC 3181	\$530,000	16-Oct-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: 11 February 2025



**7/37 DAVIS AVENUE SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$510,000** Sold Date **20-Aug-24**

Distance **1.29km**



**6/321 BEACONSFIELD PARADE ST  
KILDA WEST VIC 3182**

1 1 1

Sold Price **\$526,000** Sold Date **31-Aug-24**

Distance **1.3km**



**907/15 CLIFTON STREET  
PRAHRAN VIC 3181**

1 1 1

Sold Price **\$530,000** Sold Date **16-Oct-24**

Distance **1.36km**

RS = Recent sale      UN = Undisclosed Sale

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