

# 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 621/572 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$159,950 & \$169,950

### Median sale price

Median price \$557,500 Property Type Unit Suburb Melbourne

Period - From 16/10/2023 to 15/10/2024 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	5/25 Redan St ST KILDA 3182	\$150,000	22/08/2024
2	48/25 Redan St ST KILDA 3182	\$155,000	05/08/2024
3	514/42 Porter St PRAHRAN 3181	\$155,000	26/07/2024

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: 16/10/2024 12:29

621/572 St Kilda Road, Melbourne Vic 3000



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$159,950 - \$169,950

**Median Unit Price**

16/10/2023 - 15/10/2024: \$557,500

## Comparable Properties

5/25 Redan St ST KILDA 3182 (REI/VG)

**Agent Comments**



**Price:** \$150,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Studio Apartment

48/25 Redan St ST KILDA 3182 (VG)

**Agent Comments**



**Price:** \$155,000

**Method:** Sale

**Date:** 05/08/2024

**Property Type:** Strata Unit/Flat



514/42 Porter St PRAHRAN 3181 (REI)

**Agent Comments**



**Price:** \$155,000

**Method:** Private Sale

**Date:** 26/07/2024

**Property Type:** Apartment