



## 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

13/416 St Kilda Road, Melbourne, 3004

### Indicative selling price

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

Single price

or range between

\$315,000.00

&

\$345,000.00

### Median sale price

Median price

\$630,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Oct 2022

to

Sep 2023

Source

CoreLogic

### Comparable property sales

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: Tuesday 17th October 2023