

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 701/250 St Kilda Road, Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,650,000

Median sale price

Median price \$586,000

Property type Unit

Suburb Southbank

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales

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
6401/35 Queens Bridge Street, Southbank	\$2,700,000	22/10/2023
1702/430 St Kilda Road, Melbourne	\$2,850,000	02/07/2023
401/250 St Kilda Road, Southbank	\$2,450,000	22/06/2023

This Statement of Information was prepared on: 27 November 2023