

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 908/250 St Kilda, Southbank VIC 3006

Indicative selling price

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

Single Price \$1,850,000

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
403/250 St Kilda Road, Southbank	\$1,770,000	22/09/2023
1501/12 Queens Road, Melbourne	\$1,800,000	17/08/2023
312/1 Queensbridge Sq, Southbank	\$1,900,000	10/07/2023

This Statement of Information was prepared on: 20 November 2023