

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

173/418 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$557,400

Property Type

Unit

Suburb

Melbourne

Period - From

29/11/2023

to

28/11/2024

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	1002/480 St Kilda Rd MELBOURNE 3004	\$1,050,000	01/10/2024
2	107/418 St Kilda Rd MELBOURNE 3004	\$1,125,000	18/08/2024
3	615/539 St Kilda Rd MELBOURNE 3004	\$1,050,000	10/07/2024

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:

29/11/2024 15:06



 3
  2
  2

Rooms: 5

Property Type: Apartment

Agent Comments

Year Built: 1999 OC fee \$8,300 per year & Council Rate: \$1,714 Car park is located in basement level

Indicative Selling Price

\$1,050,000

Median Unit Price

29/11/2023 - 28/11/2024: \$557,400

Comparable Properties



1002/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,050,000

Method: Private Sale

Date: 01/10/2024

Property Type: Unit



107/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,125,000

Method: Private Sale

Date: 18/08/2024

Property Type: Unit



615/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3
  2
  2

Price: \$1,050,000

Method: Private Sale

Date: 10/07/2024

Property Type: Apartment