

## 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

1008/605 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

607/105 PUNT ROAD WINDSOR VIC 3181	\$850,000	17-Oct-23
205/582 ST KILDA ROAD MELBOURNE VIC 3004	\$830,000	30-Jan-24
2511/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$850,000	27-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024

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**607/105 PUNT ROAD WINDSOR  
VIC 3181**

2 2 -

Sold Price **\$850,000** Sold Date **17-Oct-23**

Distance **0.19km**



**205/582 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price <sup>RS</sup> **\$830,000** <sup>UN</sup> Sold Date **30-Jan-24**

Distance **0.25km**



**2511/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

2 2 2

Sold Price **\$850,000** Sold Date **27-Nov-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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