



## 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

1703/452 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

\$235,000.00

&

\$255,000.00

### Median sale price

Median price

\$624,400.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Feb 2023

to

Jan 2024

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: Monday 26th February 2024