

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

176/418 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$558,900

Property Type Unit

Suburb Melbourne

Period - From 25/11/2023

to 24/11/2024

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	919/555 St Kilda Rd MELBOURNE 3004	\$750,000	03/10/2024
2	919/555 St Kilda Rd MELBOURNE 3004	\$750,000	07/08/2024
3	96/418 St Kilda Rd MELBOURNE 3004	\$750,000	19/07/2024

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:

25/11/2024 11:17



2
 2
 1

Property Type: Apartment

Agent Comments

Year Built: 1999 OC fee: \$7,000 per year Council Rate: \$1,488 per year Water rate: \$700 per year

Indicative Selling Price

\$750,000

Median Unit Price

25/11/2023 - 24/11/2024: \$558,900

Comparable Properties



919/555 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)

2
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 1

Price: \$750,000

Method: Private Sale

Date: 03/10/2024

Property Type: Apartment



919/555 St Kilda Rd MELBOURNE 3004 (VG)

[Agent Comments](#)

2
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Price: \$750,000

Method: Sale

Date: 07/08/2024

Property Type: Flat/Unit/Apartment (Res)



96/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

[Agent Comments](#)

2
 2
 1

Price: \$750,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment