

# 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 22/416 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)

Price Range

\$370,000

&

\$390,000

### Median sale price

Median price

\$628,150

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

01/07/2023

to

30/06/2024

Source

Corelogic

### Comparable property sales

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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
208/400 ST KILDA ROAD, MELBOURNE VIC 3004	\$425,000	30/07/2024
319/74 QUEENS ROAD, MELBOURNE VIC 3004	\$385,000	07/03/2024
217/450 ST KILDA ROAD, MELBOURNE VIC 3004	\$435,000	26/06/2024

This Statement of Information was prepared on: 30/07/2024