

# 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 7C/635 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)

Single price \$660,000

### Median sale price

Median price \$500,000

Property type Unit

Suburb Melbourne

Period - From 01/04/2024

to

30/06/2024

Source REIV

### Comparable property sales

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
1001/1 Almeida Crescent, South Yarra VIC 3141	\$620,000	25/07/2024
1302/14 Queens Road, Melbourne VIC 3004	\$700,000	14/05/2024
513/243 Toorak Road, South Yarra VIC 3141	\$613,000	29/02/2024

This Statement of Information was prepared on: 20 August 2024