

# 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 908/505 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$557,400 Property Type Unit Suburb Melbourne

Period - From 31/01/2024 to 30/01/2025 Source Property Data

### 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	513/360 St Kilda Rd MELBOURNE 3004	\$537,500	22/11/2024
2	414/576 St Kilda Rd MELBOURNE 3004	\$537,500	30/10/2024
3	301/360 St Kilda Rd MELBOURNE 3004	\$485,000	01/08/2024

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: 31/01/2025 14:41



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

31/01/2024 - 30/01/2025: \$557,400

## Comparable Properties



513/360 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$537,500

Method: Private Sale

Date: 22/11/2024

Property Type: Apartment



414/576 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$537,500

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment



301/360 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$485,000

Method: Private Sale

Date: 01/08/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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