## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2511/3-5 St Kilda Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betwee	\$870,000		&		\$910,000			
Median sale p	rice							
Median price	\$523,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1605/499 St Kilda Rd MELBOURNE 3004	\$910,000	31/12/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

29/01/2025 12:37



2511/3-5 St Kilda Road, St Kilda Vic 3182

#### \* Professionals





**Property Type:** Apartment Agent Comments

Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$870,000 - \$910,000 Median Unit Price December quarter 2024: \$523,000

Agent Comments

# **Comparable Properties**



1605/499 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$910,000 Method: Private Sale Date: 31/12/2024 Property Type: Apartment

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.

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014





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