

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

612/610 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

615/70 QUEENS ROAD MELBOURNE VIC 3004	\$437,000	09-Sep-24
718/55 QUEENS ROAD MELBOURNE VIC 3004	\$452,750	31-Oct-24
612/14 QUEENS ROAD MELBOURNE VIC 3004	\$410,000	17-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 05 February 2025



**615/70 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$437,000** Sold Date **09-Sep-24**

Distance **0.15km**



**718/55 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$452,750** Sold Date **31-Oct-24**

Distance **0.52km**



**612/14 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  -

Sold Price **\$410,000** Sold Date **17-Nov-24**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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