

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

32/416 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

\$625,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

151/416 ST KILDA ROAD MELBOURNE VIC 3004	\$645,000	06-Oct-23
123/418 ST KILDA ROAD MELBOURNE VIC 3004	\$650,000	29-Jul-23
1513/1-3 QUEENS ROAD MELBOURNE VIC 3004	\$670,000	24-Jun-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: 10 January 2025



**151/416 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$645,000** Sold Date **06-Oct-23**

Distance **0.02km**



**123/418 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  1

Sold Price **\$650,000** Sold Date **29-Jul-23**

Distance **0.03km**



**1513/1-3 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  -

Sold Price **\$670,000** Sold Date **24-Jun-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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