

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

1805/605 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Flats

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

703/83 QUEENS ROAD MELBOURNE VIC 3004	\$470,000	16-Nov-24
1509/83 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	28-Jan-25
200/632 ST KILDA ROAD MELBOURNE VIC 3004	\$470,000	29-Jan-25

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: 15 April 2025

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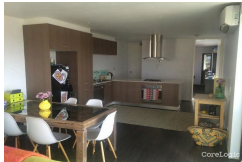


**703/83 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$470,000** Sold Date **16-Nov-24**

Distance **0.41km**

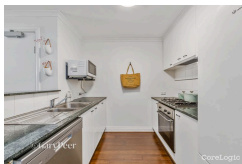


**1509/83 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$485,000** Sold Date **28-Jan-25**

Distance **0.41km**



**200/632 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$470,000** Sold Date **29-Jan-25**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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