

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

407/3-5 St Kilda Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$425,000 & \$467,500

Median sale price

Median price \$529,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 30/09/2024 Source 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 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	702/3-5 St Kilda Rd ST KILDA 3182	\$430,000	16/10/2024
2	408/3-7 Alma Rd ST KILDA 3182	\$470,000	19/09/2024
3	29/167 Fitzroy St ST KILDA 3182	\$460,000	06/06/2024

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: 29/10/2024 11:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$467,500

Median Unit Price

Year ending September 2024: \$529,000

Comparable Properties



702/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$430,000

Method: Private Sale

Date: 16/10/2024

Property Type: Apartment



408/3-7 Alma Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$470,000

Method: Private Sale

Date: 19/09/2024

Property Type: Apartment



29/167 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment

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



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