

## 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

1208/610 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1010/83 QUEENS ROAD MELBOURNE VIC 3004	\$467,000	11-Jun-24
508/70 QUEENS ROAD MELBOURNE VIC 3004	\$420,000	27-May-24
809/83 QUEENS ROAD MELBOURNE VIC 3004	\$435,000	12-Apr-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: 18 June 2024



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**1010/83 QUEENS ROAD  
MELBOURNE VIC 3004**

1 1 -

Sold Price <sup>RS</sup> **\$467,000** Sold Date **11-Jun-24**

Distance **0.27km**



**508/70 QUEENS ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price <sup>RS</sup> **\$420,000** Sold Date **27-May-24**

Distance **0.15km**



**809/83 QUEENS ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$435,000** Sold Date **12-Apr-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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