

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

610/450 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

\$680,000

&

\$710,000

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

| | | |
|--|-----------|-----------|
| 102/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$640,000 | 04-Nov-23 |
| 211/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$650,000 | 26-Oct-23 |
| 814/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$707,000 | 18-Mar-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: 06 February 2025

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**102/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$640,000** Sold Date **04-Nov-23**

Distance **0km**



**211/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$650,000** Sold Date **26-Oct-23**

Distance **0km**



**814/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$707,000** Sold Date **18-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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