

# 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

106/505 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)

Single price

\$525,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2024

to

30/06/2024

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	603/2-14 Albert Rd SOUTH MELBOURNE 3205	\$527,000	30/01/2024
2	3/51 Caroline St SOUTH YARRA 3141	\$525,000	01/05/2024
3	14/53 Millswyn St SOUTH YARRA 3141	\$525,000	30/04/2024

**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:

19/07/2024 11:30



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$525,000

**Median Unit Price**  
June quarter 2024: \$500,000

## Comparable Properties



**603/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:** \$527,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** Apartment



**3/51 Caroline St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** Apartment



**14/53 Millswyn St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811