

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

205/582 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

1403/572 ST KILDA ROAD MELBOURNE VIC 3004	\$780,000	20-Dec-23
51/431 ST KILDA ROAD MELBOURNE VIC 3004	\$775,000	28-Oct-23
125/418 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	14-Nov-23

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.~~

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**1403/572 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$780,000** Sold Date **20-Dec-23**

Distance **0.19km**



**51/431 ST KILDA ROAD
 MELBOURNE VIC 3004**

2 1 1

Sold Price **\$775,000** Sold Date **28-Oct-23**

Distance **1.2km**



**125/418 ST KILDA ROAD
 MELBOURNE VIC 3004**

3 2 1

Sold Price **\$800,000** Sold Date **14-Nov-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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