

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

3-bedroom, 2-bathroom, 1-car park 107sqm of total space 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|---|-------------|-----------|
| 810/499 ST KILDA ROAD MELBOURNE VIC 3004 | \$1,345,000 | 21-Feb-25 |
| 1817/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | \$1,350,000 | 06-May-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: 24 April 2025

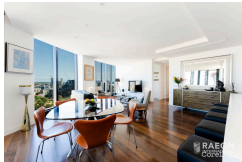


**810/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,345,000** Sold Date **21-Feb-25**

Distance **0.17km**



**1817/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,350,000** Sold Date **06-May-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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