

## 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

416/452 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

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

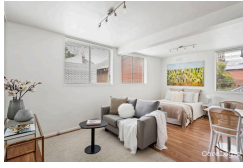
Date of sale

6/631-637 PUNT ROAD SOUTH YARRA VIC 3141	\$200,000	20-Apr-24
111/604 ST KILDA ROAD MELBOURNE VIC 3004	\$220,000	05-Jan-24
6/1 LAWSON GROVE SOUTH YARRA VIC 3141	\$202,500	18-Dec-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.

This Statement of Information was prepared on: 28 May 2024



**6/631-637 PUNT ROAD SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price **\$200,000** Sold Date **20-Apr-24**

Distance **0.89km**



**111/604 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$220,000** Sold Date **05-Jan-24**

Distance **1.41km**



**6/1 LAWSON GROVE SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price <sup>RS</sup> **\$202,500**<sup>UN</sup> Sold Date **18-Dec-23**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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