

## 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 28/458 St Kilda Road, Melbourne, 3004

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

**Median sale price**

Median price  Property type  Suburb   
 Period  -  to  Source

**Comparable property sales**

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
1/35-41 CLOWES STREET SOUTH YARRA VIC 3141	\$849,000.00	4/10/2024
6/628 ST KILDA ROAD MELBOURNE VIC 3004	\$839,000.00	3/12/2024
1/35 ADAMS STREET SOUTH YARRA VIC 3141	\$820,000.00	24/09/2024

This Statement of Information was prepared on: