



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 145/632 St Kilda Road, Melbourne, 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$600,000.00 & \$660,000.00

Median sale price

Median price \$612,500.00 Property type Car Park Suburb MELBOURNE

Period - From Aug 2023 to Jul 2024 Source Corelogic

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
106/1 MOUNT STREET PRAHRAN VIC 3181	\$600,000.00	6/06/2024
4/5 ROBERTSON AVENUE ST KILDA VIC 3182	\$630,000.00	15/06/2024
35/632 ST KILDA ROAD MELBOURNE VIC 3004	\$650,000.00	8/07/2024

This Statement of Information was prepared on: Wednesday 14th August 2024