

631/555 St Kilda Road, Melbourne Vic 3004



2 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

March quarter 2022: \$580,000

Comparable Properties



908/480 St Kilda Road, Melbourne 3004 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$630,000

Method: Private Sale

Date: 14/03/2022

Property Type: Apartment

Land Size: 79 sqm approx

Agent Comments: Similar size and location. Not a great aspect. 2 bathrooms Comparable property



192/416 St Kilda Road, Melbourne 3004 (REI)

2 Bed 1 Bath 1 Car

Price: \$630,000

Method: Private Sale

Date: 27/04/2022

Property Type: Apartment

Agent Comments: Older style property needs updates Comparable property



1502/610 St Kilda Road, Melbourne 3004 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$585,000

Method: Private Sale

Date: 25/01/2022

Property Type: Apartment

Agent Comments: Smaller size property Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

631/555 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$580,000 Unit x Suburb Melbourne

Period - From 01/01/2021 to 31/03/2022 Source REIV

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
908/480 St Kilda Road, MELBOURNE 3004	\$630,000	14/03/2022
192/416 St Kilda Road, MELBOURNE 3004	\$630,000	27/04/2022
1502/610 St Kilda Road, MELBOURNE 3004	\$585,000	25/01/2022

This Statement of Information was prepared on:

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