

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

810/601 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$535,000 Property type Unit Suburb Melbourne

Period - From 28/02/2023 to 27/02/2024 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
533/539 St Kilda Rd MELBOURNE 3004	\$482,000	14/10/2023
235/416a St Kilda Rd MELBOURNE 3004	\$480,000	01/11/2023
711/610 St Kilda Rd MELBOURNE 3004	\$462,000	21/12/2023

This Statement of Information was prepared on: 28/02/2024