

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

403/601-605 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

1004/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$735,000	07-Aug-23
603/539 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	14-Sep-23
34/632 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000	26-Jun-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: 22 November 2023

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**1004/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$735,000** Sold Date **07-Aug-23**

Distance **0.4km**



**603/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$750,000** Sold Date **14-Sep-23**

Distance **0.63km**



**34/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$690,000** Sold Date **26-Jun-23**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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