

## 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

1602/499 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

606/480 ST KILDA ROAD MELBOURNE VIC 3004	790000	29-Dec-23
506/19 QUEENS ROAD MELBOURNE VIC 3004	868000	26-Mar-24
16/21-31 PARK LANE SOUTH YARRA VIC 3141	1080000	23-Mar-24

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: 24 April 2024



**606/480 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price

<sup>RS</sup> **790000** <sup>UN</sup>

Sold Date **29-Dec-23**

Distance **0.18km**



**506/19 QUEENS ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price

<sup>RS</sup> **868000** <sup>UN</sup>

Sold Date **26-Mar-24**

Distance **0.49km**



**16/21-31 PARK LANE SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price

<sup>RS</sup> **1080000** <sup>UN</sup>

Sold Date **23-Mar-24**

Distance **0.5km**

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

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