

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

1401/478A 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

1405/478A ST KILDA ROAD MELBOURNE VIC 3004	\$550,000	22-Oct-24
1505/478A ST KILDA ROAD MELBOURNE VIC 3004	\$525,000	25-Oct-24
211/55 QUEENS ROAD MELBOURNE VIC 3004	\$550,000	09-Jul-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: 16 December 2024

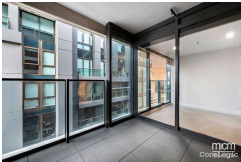


**1405/478A ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$550,000** Sold Date **22-Oct-24**

Distance **0km**



**1505/478A ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$525,000** Sold Date **25-Oct-24**

Distance **0km**



**211/55 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$550,000** Sold Date **09-Jul-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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