

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

33/461 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

11/461 ST KILDA ROAD MELBOURNE VIC 3004	\$1,795,000	25-Nov-23
1003/454 ST KILDA ROAD MELBOURNE VIC 3004	\$1,710,000	11-Oct-24
P5/431 ST KILDA ROAD MELBOURNE VIC 3004	\$1,725,000	20-Sep-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: 14 February 2025



**11/461 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,795,000** Sold Date **25-Nov-23**

Distance **0km**



**1003/454 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,710,000** Sold Date **11-Oct-24**

Distance **0.25km**



**P5/431 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 -

Sold Price **\$1,725,000** Sold Date **20-Sep-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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