

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

LOT 1/452 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

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,375

Property type

Business

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

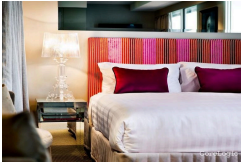
Date of sale

303/452 ST KILDA ROAD MELBOURNE VIC 3004	\$157,000	27-Sep-24
209/452 ST KILDA ROAD MELBOURNE VIC 3004	\$158,000	28-Aug-24
428/572 ST KILDA ROAD MELBOURNE VIC 3004	\$155,000	15-Jan-25

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



**303/452 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 -

Sold Price **\$157,000** Sold Date **27-Sep-24**

Distance **0km**

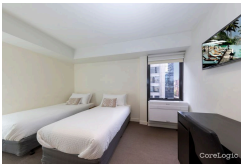


**209/452 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 -

Sold Price **\$158,000** Sold Date **28-Aug-24**

Distance **0.03km**



**428/572 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 -

Sold Price ^{RS} **\$155,000** Sold Date **15-Jan-25**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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