

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 1002A/582 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$520,000

Median sale price

Median price \$509,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 six 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
1	19/10 Clifton St PRAHRAN 3181	\$520,000	25/10/2024
2	4/20 Surrey Rd SOUTH YARRA 3141	\$510,000	16/08/2024
3	305/5 Alma Rd ST KILDA 3182	\$520,000	25/07/2024

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 six months.~~

This Statement of Information was prepared on:

13/01/2025 12:22



Property Type:
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
September quarter 2024: \$509,000

Comparable Properties



19/10 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment



4/20 Surrey Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 16/08/2024
Property Type: Apartment



305/5 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 25/07/2024
Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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