

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 200/632 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 \$479,000

Median sale price

Median price \$560,000 Property type Unit Suburb Melbourne

Period - From 14/11/2023 to 13/11/2024 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. 703/83 Queens Road, Melbourne VIC 3004	\$470,000	16/11/2024
2. 1/18 Lewisham Road, Windsor VIC 3181	\$467,000	13/11/2024
3. 106/505 St Kilda Road, Melbourne VIC 3004	\$480,000	26/10/2024

This Statement of Information was prepared on: 13.12.2024