

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

614/499 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

601/700 CHAPEL STREET SOUTH YARRA VIC 3141

\$925,000

18-Oct-24

304/15 CROMWELL ROAD SOUTH YARRA VIC 3141

\$930,000

16-Nov-24

2703/35 MALCOLM STREET SOUTH YARRA VIC 3141

\$920,000

04-Feb-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: 21 March 2025



**601/700 CHAPEL STREET SOUTH
YARRA VIC 3141**

 2  2  2

Sold Price

\$925,000

Sold Date

18-Oct-24

Distance

1.78km



**304/15 CROMWELL ROAD SOUTH
YARRA VIC 3141**

 2  2  1

Sold Price

\$930,000

Sold Date

16-Nov-24

Distance

1.81km



**2703/35 MALCOLM STREET
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price

\$920,000

Sold Date

04-Feb-25

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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