

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

1802/450 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

\$1,450,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,150

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

206/15 QUEENS ROAD MELBOURNE VIC 3004	\$1,140,000	10-Mar-23
11/461 ST KILDA ROAD MELBOURNE VIC 3004	\$1,795,000	25-Nov-23
1507/1-3 QUEENS ROAD MELBOURNE VIC 3004	\$1,625,000	09-Dec-23

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: 28 July 2024

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**206/15 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,140,000** Sold Date **10-Mar-23**

Distance **0.09km**



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

3 2 2

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

Distance **0.31km**



**1507/1-3 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,625,000** Sold Date **09-Dec-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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