

## 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

81/350 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

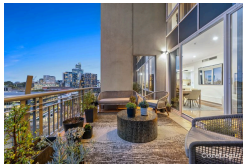
Date of sale

121/8 WELLS STREET SOUTHBANK VIC 3006	\$1,863,000	16-Sep-24
607/250 ST KILDA ROAD SOUTHBANK VIC 3006	\$2,275,000	04-Mar-25
201/40 ADAMS STREET SOUTH YARRA VIC 3141	\$2,650,000	09-Aug-24

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: 08 April 2025



**121/8 WELLS STREET SOUTHBANK  
VIC 3006**

 3  2  2

Sold Price

**\$1,863,000**

Sold Date

**16-Sep-24**

Distance

**0.57km**



**607/250 ST KILDA ROAD  
SOUTHBANK VIC 3006**

 3  2  2

Sold Price

**\$2,275,000**

Sold Date

**04-Mar-25**

Distance

**0.6km**



**201/40 ADAMS STREET SOUTH  
YARRA VIC 3141**

 3  2  2

Sold Price

**\$2,650,000**

Sold Date

**09-Aug-24**

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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