

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

75/604 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Melbourne

Period - From 01/03/2023 to 29/02/2024 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	1001/442 St Kilda Rd MELBOURNE 3004	\$568,000	21/02/2024
2	606/539 St Kilda Rd MELBOURNE 3004	\$525,000	22/09/2023
3	628/555 St Kilda Rd MELBOURNE 3004	\$520,000	17/10/2023

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:

01/03/2024 16:36

75/604 St Kilda Road, Melbourne Vic 3004



 2  2  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
01/03/2023 - 29/02/2024: \$535,000

Comparable Properties



1001/442 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

 2  2  1

Price: \$568,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment



606/539 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

 2  2  1

Price: \$525,000
Method: Private Sale
Date: 22/09/2023
Property Type: Apartment

628/555 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**

 2  -  -

Price: \$520,000
Method: Sale
Date: 17/10/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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