

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 528/572 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$180,000

&

\$198,000

Median sale price

Median price

\$475,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/11/2023

to

31/10/2024

Source

PropTrack

Comparable property sales

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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
10/82 GREY STREET, ST KILDA VIC 3182	\$196,000	12/09/2024
9/38 DALGETY STREET, ST KILDA VIC 3182	\$189,000	25/06/2024
605/42 Porter Street, Prahan VIC 3181	\$185,500	12/06/2024

This Statement of Information was prepared on: 14/11/2024