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	100/431 St Kilda Road, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$485,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1509/499 St Kilda Rd MELBOURNE 3004	\$725,000	09/11/2024
2	115/431 St Kilda Rd MELBOURNE 3004	\$650,000	31/10/2024
3	103/555 St Kilda Rd MELBOURNE 3004	\$650,000	11/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2025 17:54





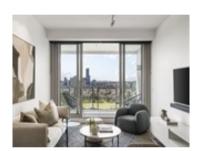




Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** Year ending December 2024: \$485,000

Comparable Properties



1509/499 St Kilda Rd MELBOURNE 3004 (REI/VG)

Price: \$725,000 Method: Private Sale Date: 09/11/2024

Property Type: Apartment

Agent Comments



115/431 St Kilda Rd MELBOURNE 3004 (REI)

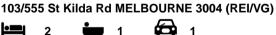
Agent Comments

Price: \$650,000 Method: Private Sale Date: 31/10/2024

Property Type: Unit



2



Agent Comments

Price: \$650,000 Method: Private Sale Date: 11/10/2024

Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



