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

309/320 St Kilda Road, Southbank Vic 3006

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$575,000		&		\$600,000			
Median sale p	rice							
Median price	\$570,500	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/01/2025	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	93/88 Wells St SOUTHBANK 3006	\$580,000	03/09/2024
2	6/116 Dodds St SOUTHBANK 3006	\$588,000	19/08/2024
3	25/106 Southbank Blvd SOUTHBANK 3006	\$605,000	21/08/2024

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:

07/04/2025 11:10



BigginScott

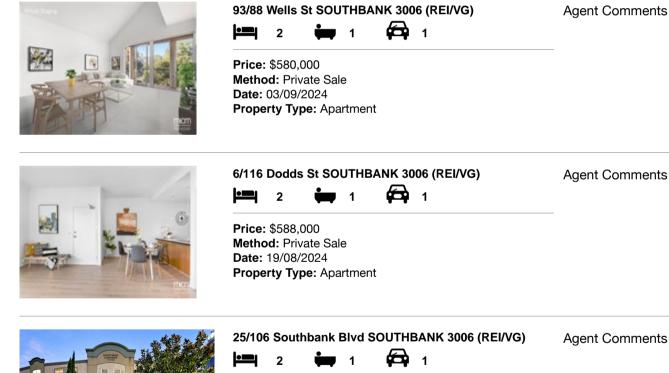




Property Type: Apartment Agent Comments

Indicative Selling Price \$575,000 - \$600,000 Median Unit Price March quarter 2025: \$570,500

Comparable Properties



Price: \$605,000 Method: Private Sale Date: 21/08/2024 Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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