

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

310/594 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

1609/594 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	17-Oct-24
615/70 QUEENS ROAD MELBOURNE VIC 3004	\$437,000	09-Sep-24
718/55 QUEENS ROAD MELBOURNE VIC 3004	\$452,750	31-Oct-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: 21 January 2025

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**1609/594 ST KILDA ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$385,000** Sold Date **17-Oct-24**

Distance **0km**



**615/70 QUEENS ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$437,000** Sold Date **09-Sep-24**

Distance **0.16km**



**718/55 QUEENS ROAD
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$452,750** Sold Date **31-Oct-24**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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