



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

146/632 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price

or range between

\$760,000.00

&

\$830,000.00

Median sale price

Median price

\$618,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Mar 2023

to

Feb 2024

Source

Corelogic

Comparable property sales

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: Wednesday 03rd April 2024