



## 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

506/442 St Kilda Road, Melbourne, 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$365,000.00

&

\$390,000.00

### Median sale price

Median price

\$623,750.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

May 2023

to

Apr 2024

Source

Corelogic

### Comparable property sales

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
1216/22 DORCAS STREET SOUTHBANK VIC 3006	\$385,000.00	4/01/2024
1107/22 DORCAS STREET SOUTHBANK VIC 3006	\$382,500.00	13/04/2024
609/478A ST KILDA ROAD MELBOURNE VIC 3004	\$367,500.00	17/05/2024

This Statement of Information was prepared on: Friday 31st May 2024