

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 612/601 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$649,000 & \$685,000

Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 Source 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	Price	Date of sale
1	410/480 St Kilda Rd MELBOURNE 3004	\$660,000	23/08/2024
2	208/601 St Kilda Rd MELBOURNE 3004	\$750,000	12/08/2024
3	823/555 St Kilda Rd MELBOURNE 3004	\$700,000	31/05/2024

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.~~

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612/601 St Kilda Road, Melbourne Vic 3004



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$649,000 - \$685,000

Median Unit Price

September quarter 2024: \$509,000

Comparable Properties



410/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 23/08/2024

Rooms: 4

Property Type: Apartment



208/601 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

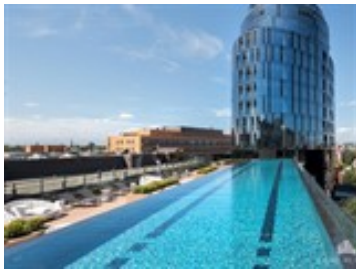


Price: \$750,000

Method: Sale

Date: 12/08/2024

Property Type: Subdivided Flat - Single OYO Flat



823/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 31/05/2024

Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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