

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 consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$553,888 Property Type Unit Suburb Southbank

Period - From 01/10/2024 to 31/12/2024 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	93/88 Wells St SOUTHBANK 3006	\$580,000	06/11/2024
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: 18/02/2025 12:08



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

December quarter 2024: \$553,888

Comparable Properties



93/88 Wells St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 06/11/2024

Property Type: Apartment



6/116 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$588,000

Method: Private Sale

Date: 19/08/2024

Property Type: Apartment

25/106 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

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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