

# 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

176/418 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

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

Range between \$730,000 & \$780,000

### Median sale price

Median price \$558,800 Property Type Unit Suburb Melbourne

Period - From 29/10/2023 to 28/10/2024 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	919/555 St Kilda Rd MELBOURNE 3004	\$750,000	03/10/2024
2	96/418 St Kilda Rd MELBOURNE 3004	\$750,000	19/07/2024
3	506/400 St Kilda Rd MELBOURNE 3004	\$780,000	28/06/2024

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: 29/10/2024 12:21



2   
 2   
 1

**Property Type:** Strata Unit/Flat

**Agent Comments**

Year Built: 1999 OC fee: \$7,000 per year Council Rate: \$1,488 per year Water rate: \$700 per year

**Indicative Selling Price**

\$730,000 - \$780,000

**Median Unit Price**

29/10/2023 - 28/10/2024: \$558,800

## Comparable Properties



919/555 St Kilda Rd MELBOURNE 3004 (REI)

**Agent Comments**

2   
 2   
 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 03/10/2024

**Property Type:** Apartment



96/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

**Agent Comments**

2   
 2   
 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Apartment



506/400 St Kilda Rd MELBOURNE 3004 (REI/VG)

**Agent Comments**

2   
 2   
 1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 28/06/2024

**Property Type:** Unit

**Account - The One Real Estate (AU) | P: 03 7007 5707**