

## 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

609/582 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

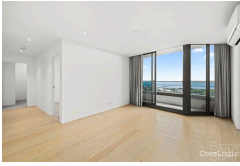
Date of sale

2110/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$626,000	19-Oct-24
52/431 ST KILDA ROAD MELBOURNE VIC 3004	\$650,000	16-Sep-24
115/431 ST KILDA ROAD MELBOURNE VIC 3004	\$650,000	31-Oct-24

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 6 months.

This Statement of Information was prepared on: 12 December 2024



**2110/3-5 ST KILDA ROAD ST KILDA  
VIC 3182**

 2  1  1

Sold Price

**\$626,000**

Sold Date

**19-Oct-24**

Distance

**1.12km**



**52/431 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price

**\$650,000**

Sold Date

**16-Sep-24**

Distance

**1.22km**



**115/431 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price

<sup>RS</sup> **\$650,000** <sup>UN</sup>

Sold Date

**31-Oct-24**

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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