

## 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

96/418 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

606/480 ST KILDA ROAD MELBOURNE VIC 3004	790000	29-Dec-23
501/41 BANK STREET SOUTH MELBOURNE VIC 3205	775000	08-Mar-24
204/15 QUEENS ROAD MELBOURNE VIC 3004	750000	27-Apr-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.~~

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**606/480 ST KILDA ROAD  
 MELBOURNE VIC 3004**

2 2 1

Sold Price <sup>RS</sup> **790000** <sup>UN</sup> Sold Date **29-Dec-23**

Distance **0.8km**

**501/41 BANK STREET SOUTH  
 MELBOURNE VIC 3205**

2 2 -

Sold Price **775000** Sold Date **08-Mar-24**

Distance **0.66km**



**204/15 QUEENS ROAD  
 MELBOURNE VIC 3004**

2 2 1

Sold Price <sup>RS</sup> **750000** Sold Date **27-Apr-24**

Distance **0.38km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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