

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

175/416A ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

202/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	\$462,000	21-Oct-25
1804/8 DORCAS STREET SOUTHBANK VIC 3006	\$450,000	26-Jul-25
1008/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$441,000	27-May-25

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: 23 October 2025

Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au

202/67-71 Stead Street, South Melbourne

**202/67-71 STEAD STREET SOUTH
MELBOURNE VIC 3205**

1 1 1

Sold Price

RS

\$462,000

Sold Date

21-Oct-25

Distance

0.45km

180/4 DORCAS STREET, SOUTHBANK

**1804/8 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

\$450,000

Sold Date

26-Jul-25

Distance

0.71km**1008/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

1 1 1

Sold Price

\$441,000

Sold Date

27-May-25

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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