

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

214/576-578 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/9 COMMERCIAL ROAD MELBOURNE VIC 3004	\$590,000	05-Mar-24
6/15 CHARNWOOD GROVE ST KILDA VIC 3182	\$575,000	05-Mar-25
3/40 BURNETT STREET ST KILDA VIC 3182	\$595,000	01-May-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: 30 April 2025



2/9 COMMERCIAL ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **\$590,000** Sold Date **05-Mar-24**

Distance **0.34km**



6/15 CHARNWOOD GROVE ST KILDA VIC 3182

1 1 1

Sold Price **\$575,000** Sold Date **05-Mar-25**

Distance **1.29km**



3/40 BURNETT STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$595,000** Sold Date **01-May-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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