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	37/431 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000	&	\$710,000
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Median sale price

Median price	\$536,500	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	04/05/2024	to	03/05/2025	Sc	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	58/431 St Kilda Rd MELBOURNE 3004	\$670,000	25/03/2025
2	100/431 St Kilda Rd MELBOURNE 3004	\$675,000	13/02/2025
3	101/601 St Kilda Rd MELBOURNE 3004	\$725,000	07/11/2024

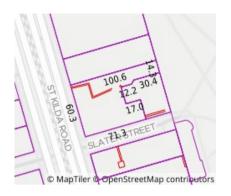
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/05/2025 21:40













Property Type: Office (Strata/Subdivided Office) **Agent Comments**

Indicative Selling Price \$670,000 - \$710,000 **Median Unit Price** 04/05/2024 - 03/05/2025: \$536,500

Comparable Properties

58/431 St Kilda Rd MELBOURNE 3004 (REI)



Agent Comments

Price: \$670,000 Method:

Date: 25/03/2025

Property Type: Apartment

100/431 St Kilda Rd MELBOURNE 3004 (REI/VG)







Agent Comments



2

Price: \$675,000

Method: Private Sale Date: 13/02/2025

Property Type: Apartment Land Size: 79 sqm approx

101/601 St Kilda Rd MELBOURNE 3004 (VG)



Agent Comments

Price: \$725,000 Method: Sale Date: 07/11/2024

Property Type: Subdivided Flat - Single OYO Flat

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



