

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

43/449-453 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price

\$1,175,000

Median sale price

Median price

\$558,800

Property Type

Unit

Suburb

Melbourne

Period - From

26/10/2023

to

25/10/2024

Source

REIV

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	Price	Date of sale
1	3/27 Bromby St SOUTH YARRA 3141	\$1,115,000	07/09/2024
2	6/55 Avoca St SOUTH YARRA 3141	\$1,125,000	21/08/2024
3	2/109-113 Park St SOUTH YARRA 3141	\$1,195,000	06/07/2024

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 six months.~~

This Statement of Information was prepared on:

26/10/2024 15:52

43/449-453 St Kilda Road, Melbourne Vic 3000



Isabella Maxwell
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Indicative Selling Price

\$1,175,000

Median Unit Price

26/10/2023 - 25/10/2024: \$558,800



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/27 Bromby St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,115,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Apartment



6/55 Avoca St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,125,000

Method: Sold Before Auction

Date: 21/08/2024

Property Type: Apartment



2/109-113 Park St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,195,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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