Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| 60/485 St Kilda Road, Melbourne Vic 3004 |
|------------------------------------------|
| |
| |
| |
| |

Indicative selling price

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

| Range between \$550,000 & \$600,000 | Range between | \$550,000 | & | \$600,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price \$47 | '0,000 Pr | operty Type | Jnit |] ; | Suburb | Melbourne |
|--------------------|------------|-------------|------|-------|--------|-----------|
| Period - From 01/0 | 04/2024 to | 31/03/2025 | Se | ource | 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

| 1 | 2/43 Davis Av SOUTH YARRA 3141 | \$570,000 | 25/03/2025 |
|---|-----------------------------------|-----------|------------|
| 2 | 2/45 Caroline St SOUTH YARRA 3141 | \$600,000 | 20/12/2024 |
| 3 | 13/k1 Raleigh St WINDSOR 3181 | \$585,000 | 21/11/2024 |

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: | 02/05/2025 14:13 |
|------------------------------------------------|------------------|



Date of sale







Rooms: 2

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2025: \$470,000

Comparable Properties



2/43 Davis Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

Price: \$570,000 Method: Private Sale Date: 25/03/2025

Property Type: Apartment



2/45 Caroline St SOUTH YARRA 3141 (REI/VG)

2





Agent Comments

Price: \$600,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment



13/k1 Raleigh St WINDSOR 3181 (REI)



Agent Comments

Price: \$585,000 Method: Private Sale Date: 21/11/2024 Property Type: Unit

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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