

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

912/470 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price

\$329,500

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2024

to

31/12/2024

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	1316/3 Yarra St SOUTH YARRA 3141	\$320,000	14/12/2024
2	403/20 Garden St SOUTH YARRA 3141	\$332,500	09/12/2024
3	512/1 Clara St SOUTH YARRA 3141	\$330,000	23/10/2024

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:

20/02/2025 11:49

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Indicative Selling Price
\$329,500

Median Unit Price
December quarter 2024: \$470,000



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Property Type: Apartment
Agent Comments

Comparable Properties



1316/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 14/12/2024
Property Type: Apartment



403/20 Garden St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$332,500
Method: Private Sale
Date: 09/12/2024
Property Type: Apartment



512/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$330,000
Method: Private Sale
Date: 23/10/2024
Property Type: Apartment