

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

81/350 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

\$2,950,000

or range
between

&

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

121/8 WELLS STREET SOUTHBANK VIC 3006	\$1,863,000	16-Sep-24
607/250 ST KILDA ROAD SOUTHBANK VIC 3006	\$2,275,000	04-Mar-25
201/40 ADAMS STREET SOUTH YARRA VIC 3141	\$2,650,000	09-Aug-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: 08 April 2025



**121/8 WELLS STREET SOUTHBANK
VIC 3006**

 3  2  2

Sold Price

\$1,863,000

Sold Date

16-Sep-24

Distance

0.57km



**607/250 ST KILDA ROAD
SOUTHBANK VIC 3006**

 3  2  2

Sold Price

\$2,275,000

Sold Date

04-Mar-25

Distance

0.6km



**201/40 ADAMS STREET SOUTH
YARRA VIC 3141**

 3  2  2

Sold Price

\$2,650,000

Sold Date

09-Aug-24

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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