

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

2-bedrooms, 2-bathrooms, 1-car park 100sqm of total space (Approx)
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

\$910,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

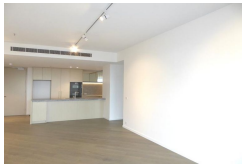
Date of sale

901/499 ST KILDA ROAD MELBOURNE VIC 3004	\$927,500	02-Oct-24
914/108 FLINDERS STREET MELBOURNE VIC 3000	\$913,775	18-Sep-24
1/5-7 DREWERY LANE MELBOURNE VIC 3000	\$905,000	26-May-25

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: 04 July 2025


**901/499 ST KILDA ROAD
MELBOURNE VIC 3004**
 2  2  1

 Sold Price **\$927,500** Sold Date **02-Oct-24**

 Distance **0.45km**

**914/108 FLINDERS STREET
MELBOURNE VIC 3000**
 2  2  1

 Sold Price **\$913,775** Sold Date **18-Sep-24**

 Distance **2.76km**

**1/5-7 DREWERY LANE
MELBOURNE VIC 3000**
 2  2  1

 Sold Price ^{RS} **\$905,000** Sold Date **26-May-25**

 Distance **3.43km**

RS = Recent sale

UN = Undisclosed Sale

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