Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Prope	erty	offere	ed for	sale
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Including sub	Address ourb and oostcode	St Kilda Road, Melbourne , Vic 3004						
Indicative se	lling pr	ice						
For the meaning	of this pr	ice see co	nsum	er.vic.gov.au/un	derquoting	g		
Sing	le price	\$1,195,0	00					
Median sale	price							
Median price	\$570,00	0		Property type	unit		Suburb	Melbourne 3004
Period - From	01/10/20)24 to	3	0/09/2025	Source	Cotality		

Comparable property sales

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 F	Price	Date of sale
904/22 Kings Place, South Melbourne, Vic 3205	\$1,315,000	25/07/2025
507/60 Dorcas Street, Southbank Vic 3006	\$1,203,000	13/05/2025
225/418 St Kilda Road, Melbourne Vic 3004	\$1,225,000	11/05/2025

This Statement of Information was prepared on:	10/11/2025

