Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

308/348 St Kilda Road, Melbourne Vic 3004
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Indicative selling price

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

Range between \$480,000	&	\$520,000
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Median sale price

Median price	\$510,000	Property Type Unit		nit		Suburb	Melbourne
Period - From	29/10/2024	to	28/10/2025	So	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	4509/45 Clarke St SOUTHBANK 3006	\$500,000	20/10/2025
2	4008/105 Clarendon St SOUTHBANK 3006	\$527,500	02/10/2025
3	208/41 Bank St SOUTH MELBOURNE 3205	\$510,000	30/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2025 13:22





Indicative Selling Price \$480,000 - \$520,000





Property Type: Apartment/Unit **Agent Comments**

Median Unit Price 29/10/2024 - 28/10/2025: \$510,000

Comparable Properties



4509/45 Clarke St SOUTHBANK 3006 (REI)

Price: \$500,000 Method: Private Sale Date: 20/10/2025

Property Type: Apartment

Agent Comments



4008/105 Clarendon St SOUTHBANK 3006 (REI)

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Agent Comments

Agent Comments

Price: \$527,500 Method: Private Sale Date: 02/10/2025

Property Type: Apartment



208/41 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Price: \$510,000 Method: Private Sale Date: 30/09/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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