

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

1306/568 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

\$380,000

 &

\$410,000

Median sale price

Median price

\$557,400

 Property Type

Unit

 Suburb

Melbourne

Period - From

28/01/2024

 to

27/01/2025

 Source

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	Price	Date of sale
1	1609/594 St Kilda Rd MELBOURNE 3004	\$385,000	17/10/2024
2	901/568 St Kilda Rd MELBOURNE 3004	\$384,500	21/09/2024
3	1001/594 St Kilda Rd MELBOURNE 3004	\$400,000	10/09/2024

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:

28/01/2025 13:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

28/01/2024 - 27/01/2025: \$557,400

Comparable Properties



1609/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 17/10/2024

Property Type: Apartment



901/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$384,500

Method: Private Sale

Date: 21/09/2024

Property Type: Unit



1001/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$400,000

Method: Private Sale

Date: 10/09/2024

Rooms: 3

Property Type: Apartment

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