

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

1228/572 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 | 1328/572 St Kilda Rd MELBOURNE 3004 | \$298,000 | 26/02/2025 |
| 2 | 906/568 St Kilda Rd MELBOURNE 3004 | \$315,000 | 12/02/2025 |
| 3 | 914/568 St Kilda Rd MELBOURNE 3004 | \$350,000 | 28/01/2025 |

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:

28/03/2025 20:14



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1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$330,000
Median Unit Price
December quarter 2024: \$470,000

Comparable Properties



1328/572 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$298,000
Method: Private Sale
Date: 26/02/2025
Property Type: Apartment



906/568 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 -

Price: \$315,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment



914/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000
Method: Private Sale
Date: 28/01/2025
Property Type: Apartment

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



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