

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 \$300,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2024

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 | 1306/568 St Kilda Rd MELBOURNE 3004 | \$392,000 | 10/02/2025 |
| 2 | 914/568 St Kilda Rd MELBOURNE 3004 | \$350,000 | 28/01/2025 |
| 3 | 1508/568 St Kilda Rd MELBOURNE 3004 | \$375,000 | 28/08/2024 |

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:

25/02/2025 10:43

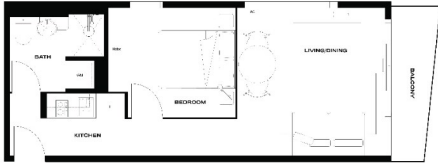


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Property Type: Strata Unit/Flat
Land Size: 47 sqm approx
Agent Comments

Indicative Selling Price
\$300,000
Median Unit Price
Year ending December 2024: \$485,000



Comparable Properties



1306/568 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$392,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment



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

[Agent Comments](#)



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



1508/568 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$375,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment

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



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