

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

301/594 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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	812/594 St Kilda Rd MELBOURNE 3004	\$415,000	05/07/2023
2	1102/594 St Kilda Rd MELBOURNE 3004	\$380,000	27/07/2023
3	1404/594 St Kilda Rd MELBOURNE 3004	\$372,500	31/08/2023

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:

22/11/2023 09:14



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

September quarter 2023: \$450,000

Comparable Properties



812/594 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1
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Price: \$415,000

Method: Sale

Date: 05/07/2023

Property Type: Subdivided Flat - Single OYO Flat

1102/594 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

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Price: \$380,000

Method: Sale

Date: 27/07/2023

Property Type: Subdivided Flat - Single OYO Flat



1404/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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 1

Price: \$372,500

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment