

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

T308/348 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

29/10/2024

to

28/10/2025

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	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 comparable properties 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



2 1 0

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
29/10/2024 - 28/10/2025: \$510,000

Comparable Properties



4509/45 Clarke St SOUTHBANK 3006 (REI)

Agent Comments

2 1 -

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



4008/105 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

2 2 -

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



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

Agent Comments

2 2 -

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

