# 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
Including suburb and

# Indicative selling price

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$650,000	&	\$690,000

### Median sale price

Median price		\$430,000	Property type	Unit	Suburb	Melbourne
Period - From	01/10/2024	to	30/09/2025	Source Prop	oTrack	

### 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
414/499 St Kilda Rd, Melbourne, VIC 3004	\$658,000	24/07/2025
1/25 Adams Street, South Yarra, VIC 3141	\$680,000	06/08/2025
4/14 Arnold Street, South Yarra, VIC 3141	\$690,000	27/10/2025

### 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:	31/10/2025

