## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1001/601 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

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

Range between \$1,660,000	&	\$1,760,000
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### Median sale price

Median price	\$532,900	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	04/06/2024	to	03/06/2025		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

Ad	dress of comparable property	Price	Date of sale
1	803/454 St Kilda Rd MELBOURNE 3004	\$1,690,000	24/05/2025
2	5W/481 St Kilda Rd MELBOURNE 3004	\$1,750,000	28/03/2025
3	1006/469 St Kilda Rd MELBOURNE 3004	\$1,756,000	12/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2025 10:45













Property Type: Apartment/Unit Land Size: 154 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,660,000 - \$1,760,000 Median Unit Price 04/06/2024 - 03/06/2025: \$532,900

# Comparable Properties



803/454 St Kilda Rd MELBOURNE 3004 (REI)

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**3** 2

**Agent Comments** 

Price: \$1,690,000 Method: Private Sale Date: 24/05/2025

Property Type: Apartment



5W/481 St Kilda Rd MELBOURNE 3004 (REI)

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**Agent Comments** 

**Agent Comments** 

Price: \$1,750,000 Method: Private Sale Date: 28/03/2025 Property Type: Unit



1006/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Price: \$1,756,000 Method: Private Sale Date: 12/12/2024

Property Type: Apartment

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





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