

# 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

112/9 Commercial Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$495,000

&

\$525,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2025

to

31/12/2025

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	307/539 St Kilda Rd MELBOURNE 3004	\$525,000	19/12/2025
2	304/9 Commercial Rd MELBOURNE 3004	\$550,000	13/10/2025
3			

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:

12/03/2026 18:07



**Property Type:** Apartment  
**Land Size:** 12 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$525,000  
**Median Unit Price**  
December quarter 2025: \$500,000

## Comparable Properties



**307/539 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Rooms:** 4  
**Property Type:** Apartment



**304/9 Commercial Rd MELBOURNE 3004 (VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Sale  
**Date:** 13/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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.