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	113/604 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price $390,000

Median sale price

Median price $436,800 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/03/2023 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	212/539 St Kilda Rd MELBOURNE 3004	$678,500	22/05/2023
2	316/135 Inkerman St ST KILDA 3182	$560,000	20/06/2023
3	1/11 Fulton St ST KILDA EAST 3183	$515,000	14/06/2023

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: 21/06/2023 17:22

113/604 St Kilda Road, Melbourne Vic 3000



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$390,000
Median Unit Price
March quarter 2023: $436,800

Comparable Properties



212/539 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Agent Comments

Price: $678,500
Method: Private Sale
Date: 22/05/2023
Property Type: Apartment



316/135 Inkerman St ST KILDA 3182 (REI)

2 1 1

Agent Comments

Price: $560,000
Method: Private Sale
Date: 20/06/2023
Property Type: Apartment



1/11 Fulton St ST KILDA EAST 3183 (REI)

2 1 1

Agent Comments

Price: $515,000
Method: Private Sale
Date: 14/06/2023
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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