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	309/320 St Kilda Road, Southbank Vic 3006

Indicative selling price

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

Range between $585,000 & $625,000

Median sale price

Median price $550,000 Property Type Unit Suburb Southbank

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	1006/152 Sturt St SOUTHBANK 3006	$605,000	30/05/2023
2	712/12 Queens Rd MELBOURNE 3004	$590,000	11/05/2023
3	1314/35 Albert Rd MELBOURNE 3004	$585,000	23/01/2023

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: 14/06/2023 10:33

309/320 St Kilda Road, Southbank Vic 3006

BigginScott



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$585,000 - $625,000
Median Unit Price
March quarter 2023: $550,000

Comparable Properties



1006/152 Sturt St SOUTHBANK 3006 (REI)

2 2 1

Price: $605,000
Method: Private Sale
Date: 30/05/2023
Property Type: Apartment

Agent Comments



712/12 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 11/05/2023
Property Type: Apartment

Agent Comments



1314/35 Albert Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $585,000
Method: Private Sale
Date: 23/01/2023
Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

REIV THE DIFFERENCE

propertydata .com.au

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