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: 608/450 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between: $1,100,000 & $1,200,000

Median sale price

Median price: $526,000 Property Type: Unit Suburb: Melbourne

Period - From: 01/10/2023 to: 31/12/2023 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	1423/555 St Kilda Rd MELBOURNE 3004	$1,100,000	07/03/2024
2	161/418 St Kilda Rd MELBOURNE 3004	$1,100,000	08/11/2023
3	1023/555 St Kilda Rd MELBOURNE 3004	$1,095,000	13/10/2023

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: 21/03/2024 15:30

608/450 St Kilda Road, Melbourne Vic 3004

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3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
December quarter 2023: $526,000

Comparable Properties



1423/555 St Kilda Rd MELBOURNE 3004 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 07/03/2024
Property Type: Apartment

Agent Comments



161/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,100,000
Method: Expression of Interest
Date: 08/11/2023
Property Type: Apartment

Agent Comments

1023/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,095,000
Method: Private Sale
Date: 13/10/2023
Property Type: Unit

Agent Comments

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