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	602/430 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	1104/601 St Kilda Rd MELBOURNE 3004	$2,500,000	20/06/2024
2	101/350 St Kilda Rd MELBOURNE 3004	$2,500,000	07/06/2024
3	1202/430 St Kilda Rd MELBOURNE 3004	$2,750,000	01/05/2024

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: 21/10/2024 12:23

602/430 St Kilda Road, Melbourne Vic 3004



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median Unit Price
September quarter 2024: $509,000

Comparable Properties



1104/601 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 3 3

Price: $2,500,000
Method: Private Sale
Date: 20/06/2024
Property Type: Unit

Agent Comments



101/350 St Kilda Rd MELBOURNE 3004 (REI)

3 2 2

Price: $2,500,000
Method: Private Sale
Date: 07/06/2024
Property Type: Unit

Agent Comments



1202/430 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 3 2

Price: $2,750,000
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment
Land Size: 270 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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