Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1104/601 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price	\$542,000	Pro	perty Type Ur	it		Suburb	Melbourne
Period - From	16/04/2023	to	15/04/2024	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	1102-1103/469 St Kilda Rd MELBOURNE 3004	\$2,800,000	06/02/2024
2	621/499 St Kilda Rd MELBOURNE 3004	\$2,750,000	21/12/2023
3	2004/368 St Kilda Rd MELBOURNE 3004	\$2,700,000	18/02/2024

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:	16/04/2024 12:03



Date of sale



James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$2,850,000 Median Unit Price 16/04/2023 - 15/04/2024: \$542,000





Comparable Properties



1102-1103/469 St Kilda Rd MELBOURNE 3004

(REI)

— 3

– 2

6

Price: \$2,800,000 **Method:** Private Sale **Date:** 06/02/2024

Property Type: Apartment

Agent Comments

621/499 St Kilda Rd MELBOURNE 3004 (VG)

3





Price: \$2,750,000 **Method:** Sale **Date:** 21/12/2023

Property Type: Strata Unit/Flat

Agent Comments



2004/368 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

3

Price: \$2,700,000 Method: Private Sale Date: 18/02/2024

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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