

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

1104/601 St Kilda Road, Melbourne Vic 3004

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

Property Type

Unit

Suburb

Melbourne

Period - From

16/04/2023

to

15/04/2024

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	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



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1102-1103/469 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$2,800,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment

621/499 St Kilda Rd MELBOURNE 3004 (VG) **Agent Comments**



Price: \$2,750,000

Method: Sale

Date: 21/12/2023

Property Type: Strata Unit/Flat



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



Price: \$2,700,000

Method: Private Sale

Date: 18/02/2024

Property Type: Apartment