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: 2403/368 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between: $1,500,000 & $1,600,000

Median sale price

Median price: $502,000 Property Type: Unit Suburb: Melbourne

Period - From: 01/10/2023 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	72/350 St Kilda Rd MELBOURNE 3004	$1,550,000	13/06/2024
2	1204/368 St Kilda Rd MELBOURNE 3004	$1,755,000	13/08/2024
3			

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: 16/10/2024 14:24

2403/368 St Kilda Road, Melbourne Vic 3004



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Unit Price
Year ending September 2024: $502,000

Comparable Properties

72/350 St Kilda Rd MELBOURNE 3004 (REI)

2 2 2

Agent Comments

Price: $1,550,000
Method:
Date: 13/06/2024
Property Type: House



1204/368 St Kilda Rd MELBOURNE 3004 (REI)

3 2 2

Agent Comments

Price: $1,755,000
Method: Private Sale
Date: 13/08/2024
Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999

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