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	704/181-185 St Kilda Road, St Kilda, VIC 3182

Indicative selling price

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

Range between $330,000 & $350,000

Median sale price

Median price $518,500 Property Type Unit Suburb St kilda

Period - From 06/06/2024 to 05/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 223/163 Fitzroy Street St Kilda Vic 3182	$345,000	2024-11-26
2 7/282 Barkly Street Elwood Vic 3184	$342,500	2024-12-03
3 5/80 Queens Road Melbourne Vic 3004	$330,000	2024-11-09

This Statement of Information was prepared on: 06/12/2024