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	514/576-578 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $615,000 Property Type Unit Suburb Melbourne

Period - From 03/08/2024 to 02/02/2025 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
414/576 St Kilda Rd Melbourne 3004	$537,500	30/10/2024
915/55 Queens Rd MELBOURNE 3004 VIC	$540,000	26/09/2024
513/360 St Kilda Rd MELBOURNE 3004 VIC	$537,500	22/11/2024

This Statement of Information was prepared on: 03/02/2025