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	117/431 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between $650,000 & $675,000

Median sale price

Median price $595,000 Property Type Unit Suburb Melbourne

Period - From 08/01/2025 to 07/07/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
108/23-25 Queens Road Melbourne VIC 3004	$650,000	14/04/2025
58/431 St Kilda Road Melbourne VIC 3004	$670,000	20/03/2025
112/23-25 Queens Road Melbourne VIC 3004	$700,000	11/03/2025

This Statement of Information was prepared on: 08/07/2025