Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	218/416 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price		or range between	$670,000.00	& $735,000.00

Median sale price

Median price	$580,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Nov 2024	to	Oct 2025	Source	Cotality

Comparable property sales

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
2/20 ST EDMONDS ROAD PRAHRAN VIC 3181	$727,000.00	2/10/2025
607/70 STANLEY STREET COLLINGWOOD VIC 3066	$725,000.00	8/08/2025
509/30-34 WRECKYN STREET NORTH MELBOURNE VIC 3051	$685,783.00	2/09/2025

This Statement of Information was prepared on: Tuesday 18th November 2025