

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

1503/6 ST KILDA ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,380,000

&

\$1,520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

1804/605 ST KILDA ROAD MELBOURNE VIC 3004	\$1,750,000	27-Apr-24
101/8-10 ESPLANADE ST KILDA VIC 3182	\$1,410,000	24-Feb-24
2D WATERLOO CRESCENT ST KILDA VIC 3182	\$1,465,000	07-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 29 August 2024



**1804/605 ST KILDA ROAD
 MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,750,000** Sold Date **27-Apr-24**

Distance **0.66km**



**101/8-10 ESPLANADE ST KILDA VIC
 3182**

 3  2  2

Sold Price **\$1,410,000** Sold Date **24-Feb-24**

Distance **1.21km**



**2D WATERLOO CRESCENT ST
 KILDA VIC 3182**

 3  2  2

Sold Price **\$1,465,000** Sold Date **07-Mar-24**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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