

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

37/431 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$670,000

&

\$710,000

Median sale price

Median price

\$536,500

Property Type

Unit

Suburb

Melbourne

Period - From

04/05/2024

to

03/05/2025

Source

Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	58/431 St Kilda Rd MELBOURNE 3004	\$670,000	25/03/2025
2	100/431 St Kilda Rd MELBOURNE 3004	\$675,000	13/02/2025
3	101/601 St Kilda Rd MELBOURNE 3004	\$725,000	07/11/2024

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 six months.~~

This Statement of Information was prepared on:

04/05/2025 21:40



Property Type: Office
(Strata/Subdivided Office)
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median Unit Price
04/05/2024 - 03/05/2025: \$536,500

Comparable Properties

58/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$670,000
Method:
Date: 25/03/2025
Property Type: Apartment



100/431 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment
Land Size: 79 sqm approx

101/601 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$725,000
Method: Sale
Date: 07/11/2024
Property Type: Subdivided Flat - Single OYO Flat