

# 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 58/431 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$710,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 19/02/2024 to 18/02/2025 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	100/431 St Kilda Rd MELBOURNE 3004	\$675,000	13/02/2025
2	120/120 Sturt St SOUTHBANK 3006	\$675,000	24/12/2024
3	409/23 Queens Rd MELBOURNE 3004	\$704,500	28/10/2024

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: 19/02/2025 15:58



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**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$710,000  
**Median Unit Price**  
 19/02/2024 - 18/02/2025: \$550,000

## Comparable Properties



100/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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



120/120 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

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**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Property Type:** Apartment



409/23 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

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**Price:** \$704,500  
**Method:** Sale  
**Date:** 28/10/2024  
**Property Type:** Subdivided Flat - Single OYO Flat

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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