

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

101/1 UNION STREET MELBOURNE VIC 3004

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

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

94-96 WELLINGTON STREET ST KILDA VIC 3182	\$2,375,000	05-Apr-25
607A/14-16 ESPLANADE ST KILDA VIC 3182	\$2,450,000	31-Mar-25
322 RICHARDSON STREET MIDDLE PARK VIC 3206	\$2,400,000	03-Apr-25

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: 25 August 2025



**94-96 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price **\$2,375,000** Sold Date **05-Apr-25**

 3  2  2

Distance **0.99km**



**607A/14-16 ESPLANADE ST KILDA
VIC 3182**

Sold Price **\$2,450,000** Sold Date **31-Mar-25**

 3  2  2

Distance **1.41km**



**322 RICHARDSON STREET MIDDLE
PARK VIC 3206**

Sold Price **\$2,400,000** Sold Date **03-Apr-25**

 3  2  -

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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