

# 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

1401/505 St Kilda Road, Melbourne, VIC 3000

### Indicative selling price

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

Single price

or range between

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$ 502,000

Property type

Unit

Suburb

Melbourne

Period - From

24/04/2024

to

23/10/2024

Source

pdol

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1003/ 454 St Kilda Rd, Melbourne Vic	\$1,710,000	11/10/2024
2	P5/ 431 St Kilda Rd, Melbourne Vic	\$1,725,000	23/09/2024
3	1806/ 12 Queens Rd, Melbourne Vic	\$1,850,000	17/09/2024

This Statement of Information was prepared on:

24/10/2024

