

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

318/360 ST KILDA ROAD 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

807/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$370,000	31-Oct-25
508/38 BANK STREET SOUTH MELBOURNE VIC 3205	\$415,000	20-Oct-25
514/22 DORCAS STREET SOUTHBANK VIC 3006	\$395,000	28-Jan-26

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: 02 February 2026

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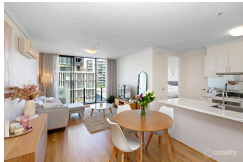


**807/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$370,000** Sold Date **31-Oct-25**

Distance **0.23km**



**508/38 BANK STREET SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$415,000** Sold Date **20-Oct-25**

Distance **0.21km**



**514/22 DORCAS STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price ^{RS} **\$395,000** Sold Date **28-Jan-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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