

# 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

305/400 St Kilda Road,, Melbourne, VIC 3004
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### Indicative selling price

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

Single price 

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 or range between 

\$920,000
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 & 

\$995,000
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### Median sale price

Median price 

\$ 490,000
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 Property type 

Unit
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 Suburb 

Melbourne
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Period - From 

03/04/2024
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 to 

02/10/2024
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 Source 

pdol
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### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1/240 Domain Road, South Yarra Vic	\$1,060,000	22/08/2024
2	24/33 Murphy Street, South Yarra	\$986,000	23/05/2024
3	905/499 St Kilda Road, Melbourne Vic	\$960,000	19/06/2024

This Statement of Information was prepared on: 

03/10/2024
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