## 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

901/442 St Kilda Road, Melbourne Vic 3000

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au	Junderguoting

Single price \$650,000

#### Median sale price

Median price	\$533,000	Pro	operty Type Unit	:	Suburb	Melbourne
Period - From	26/05/2024	to	25/05/2025	Source	Property	y 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.

Ado	dress of comparable property	Price	Date of sale
1	1504/229 Toorak Rd SOUTH YARRA 3141	\$650,000	08/05/2025
2	803/227 Toorak Rd SOUTH YARRA 3141	\$630,000	01/05/2025
3	1012/229 Toorak Rd SOUTH YARRA 3141	\$629,500	26/04/2025

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:

26/05/2025 12:44





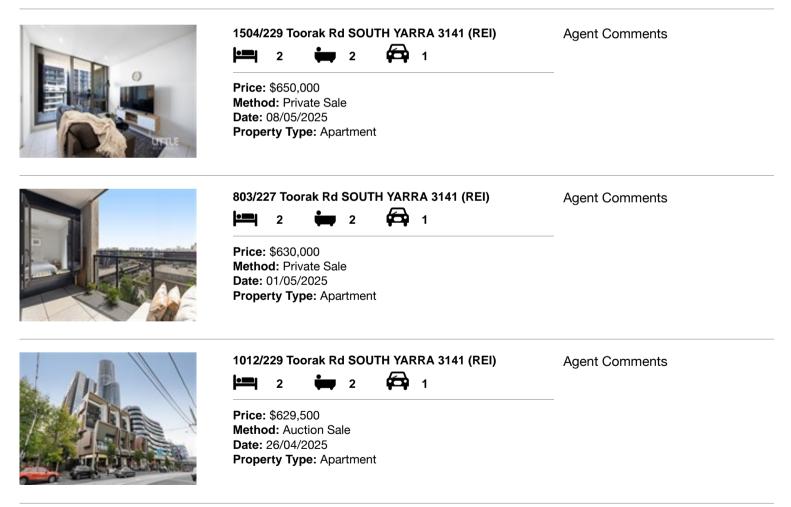




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 Median Unit Price 26/05/2024 - 25/05/2025: \$533,000

# **Comparable Properties**



## Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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