

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

1307/480 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 410/480 ST KILDA ROAD MELBOURNE VIC 3004 | \$660,000 | 23-Aug-24 |
| 1108/480 ST KILDA ROAD MELBOURNE VIC 3004 | \$630,000 | 07-Jun-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.

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**410/480 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 -

Sold Price **\$660,000** Sold Date **23-Aug-24**

Distance **0km**



**1108/480 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$630,000** Sold Date **07-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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