

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between And

Median sale price

(*Delete house or unit as applicable)

Median price *Unit/House Suburb
 Period - From to Source

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.

Address of comparable property	Price	Date of sale
1502/605 ST KILDA RD, MELBOURNE, VIC 3004	\$630,000	20/03/2026
1706/605 ST KILDA RD, MELBOURNE, VIC 3004	\$640,000	29/01/2026
34/598 ST KILDA RD, MELBOURNE, VIC 3004	\$670,000	07/01/2026

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: