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	118/431 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price $850,000

Median sale price

Median price $530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 Source REIV

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
1	1905/12 Queens Rd MELBOURNE 3004	$905,000	20/10/2022
2	303/40 Chapel Mews SOUTH YARRA 3141	$900,000	16/08/2022
3	404/19 Queens Rd MELBOURNE 3004	$870,000	25/11/2022

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: 19/01/2023 13:03

Dingle Partners

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$850,000
Median Unit Price
December quarter 2022: $530,000

Comparable Properties

1905/12 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $905,000
Method: Private Sale
Date: 20/10/2022
Property Type: Apartment
Land Size: 110 sqm approx

Agent Comments

303/40 Chapel Mews SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $900,000
Method: Private Sale
Date: 16/08/2022
Property Type: Apartment

Agent Comments

404/19 Queens Rd MELBOURNE 3004 (REI)

2 2 1

Price: $870,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Unit

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE

propertydata .com.au

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