

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

101/1 UNION STREET 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

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

607A/14-16 ESPLANADE ST KILDA VIC 3182

\$2,450,000

01-Apr-25

1505/20 QUEENS ROAD MELBOURNE VIC 3004

\$2,380,000

18-Feb-25

11/63 DOMAIN STREET SOUTH YARRA VIC 3141

\$2,450,000

15-Feb-25

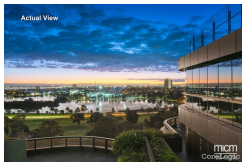
OR

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.~~

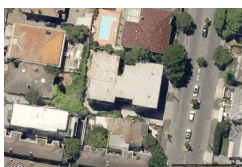
This Statement of Information was prepared on: 24 April 2025



607A/14-16 ESPLANADE ST KILDA VIC 3182 Sold Price ^{RS} **\$2,450,000** ^{UN} Sold Date **01-Apr-25**
 3 2 2 Distance **1.39km**



1505/20 QUEENS ROAD MELBOURNE VIC 3004 Sold Price ^{RS} **\$2,380,000** Sold Date **18-Feb-25**
 3 2 2 Distance **1.47km**



11/63 DOMAIN STREET SOUTH YARRA VIC 3141 Sold Price ^{RS} **\$2,450,000** ^{UN} Sold Date **15-Feb-25**
 4 2 - Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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