

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

903/101 ST KILDA ROAD ST KILDA VIC 3182

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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,464,000

Property type

House

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 2024

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

1203/101 ST KILDA ROAD ST KILDA VIC 3182	\$600,000	15-Jul-24
304/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$575,000	07-Jul-24
405/25-29 ALMA ROAD ST KILDA VIC 3182	\$580,000	05-Aug-24

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: 03 October 2024



1203/101 ST KILDA ROAD ST KILDA VIC 3182 Sold Price

^{RS} **\$600,000**

Sold Date **15-Jul-24**

2 2 1

Distance **0km**



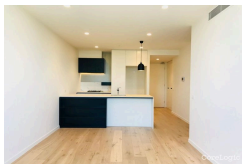
304/181-185 ST KILDA ROAD ST KILDA VIC 3182 Sold Price

\$575,000

Sold Date **07-Jul-24**

2 2 1

Distance **0.13km**



405/25-29 ALMA ROAD ST KILDA VIC 3182 Sold Price

\$580,000

Sold Date **05-Aug-24**

2 2 1

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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