

# 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

1202/430 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,900,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Melbourne

Period - From 28/08/2022 to 27/08/2023 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	1402/505 St Kilda Rd MELBOURNE 3004	\$3,015,000	01/04/2023
2	1702/430 St Kilda Rd MELBOURNE 3004	\$2,850,000	04/07/2023
3	1601/601 St Kilda Rd MELBOURNE 3004	\$2,800,000	13/04/2023

**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:

28/08/2023 15:39

David Barber  
0437 980 091  
david.barber@marshallwhite.com.au



3   3   2

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$2,650,000 - \$2,900,000  
**Median Unit Price**  
28/08/2022 - 27/08/2023: \$505,000

## Comparable Properties



**1402/505 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$3,015,000  
**Method:** Private Sale  
**Date:** 01/04/2023  
**Property Type:** Apartment



**1702/430 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**

3   3   2

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 04/07/2023  
**Property Type:** Apartment



**1601/601 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 13/04/2023  
**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999