

## 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

301/6 ST KILDA ROAD ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 2023

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

53/352 CANTERBURY ROAD ST KILDA VIC 3182	\$470,000	02-Oct-23
104/27-31 HERBERT STREET ST KILDA VIC 3182	\$440,000	21-Nov-23
104/25-29 ALMA ROAD ST KILDA VIC 3182	\$422,500	08-Dec-23

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: 22 December 2023


**53/352 CANTERBURY ROAD ST  
KILDA VIC 3182**
 1
  1
  1

Sold Price

**\$470,000**

 Sold Date **02-Oct-23**

 Distance **0.64km**

**104/27-31 HERBERT STREET ST  
KILDA VIC 3182**
 1
  1
  1

Sold Price

**\$440,000**

 Sold Date **21-Nov-23**

 Distance **1.75km**

**104/25-29 ALMA ROAD ST KILDA  
VIC 3182**
 1
  1
  1

Sold Price

<sup>RS</sup> **\$422,500**

 Sold Date **08-Dec-23**

 Distance **0.48km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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