

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

1606/499 ST KILDA ROAD 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

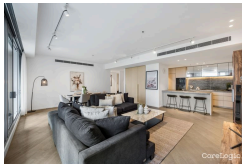
Date of sale

618/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,830,000	06-Apr-24
804/469-471 ST KILDA ROAD MELBOURNE VIC 3004	\$1,890,000	16-Apr-24
11/461 ST KILDA ROAD MELBOURNE VIC 3004	\$1,795,000	25-Nov-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: 08 May 2024



**618/499 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,830,000** Sold Date **06-Apr-24**

Distance **0km**



**804/469-471 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,890,000** ^{UN} Sold Date **16-Apr-24**

Distance **0.21km**



**11/461 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,795,000** Sold Date **25-Nov-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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