

# 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 77/485-489 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

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

Range between \$3,850,000 & \$4,200,000

### Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 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 | 154/350 St Kilda Rd MELBOURNE 3004  | \$3,600,000 | 21/12/2024   |
| 2 | 801/505 St Kilda Rd MELBOURNE 3004  | \$4,220,000 | 10/11/2024   |
| 3 | 1401/368 St Kilda Rd MELBOURNE 3004 | \$3,900,000 | 29/10/2024   |

**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: 13/02/2025 15:55



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$3,850,000 - \$4,200,000  
**Median Unit Price**  
Year ending December 2024: \$485,000

## Comparable Properties



**154/350 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$3,600,000  
**Method:** Private Sale  
**Date:** 21/12/2024  
**Property Type:** Apartment



**801/505 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$4,220,000  
**Method:** Private Sale  
**Date:** 10/11/2024  
**Property Type:** Unit  
**Land Size:** 400 sqm approx



**1401/368 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$3,900,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504