Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	77/485-489 St Kilda Road, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$3,850,000	&	\$4,200,000
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Median sale price

Median price	\$485,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/01/2024	to	31/12/2024	So	urce	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

,	and the companion property		Date of care
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

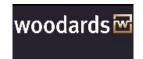
OR

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



Date of sale











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)

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

Property Type: Apartment

Agent Comments

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





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