

## 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

803/499 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$906,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

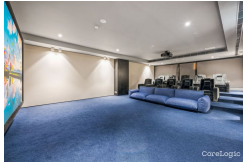
Date of sale

6G/499 ST KILDA ROAD MELBOURNE VIC 3004	\$850,000	24-Mar-23
118/431 ST KILDA ROAD MELBOURNE VIC 3004	\$825,000	19-Apr-23
1212/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$850,000	13-Oct-22

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: 01 March 2024



**6G/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$850,000** Sold Date **24-Mar-23**

Distance **0km**



**118/431 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$825,000** Sold Date **19-Apr-23**

Distance **0.56km**



**1212/576-578 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$850,000** Sold Date **13-Oct-22**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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