

## 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

2-bedroom, 2-bathroom 87sqm of total space MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

\$800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

606/480 ST KILDA ROAD MELBOURNE VIC 3004	\$790,000	21-Dec-23
315/499 ST KILDA ROAD MELBOURNE VIC 3004	\$821,000	15-Mar-24
519/499 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	20-Dec-24

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: 24 April 2025


**606/480 ST KILDA ROAD  
MELBOURNE VIC 3004**
 2  2  1

 Sold Price **\$790,000** Sold Date **21-Dec-23**

 Distance **0.11km**

**315/499 ST KILDA ROAD  
MELBOURNE VIC 3004**
 2  2  1

 Sold Price **\$821,000** Sold Date **15-Mar-24**

 Distance **0.17km**

**519/499 ST KILDA ROAD  
MELBOURNE VIC 3004**
 2  2  1

 Sold Price **\$800,000** Sold Date **20-Dec-24**

 Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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