

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

1105/469 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$556,200

Property Type

Unit

Suburb

Melbourne

Period - From

02/11/2023

to

01/11/2024

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	1208/605 St Kilda Rd MELBOURNE 3004	\$1,400,000	17/09/2024
2	1606/499 St Kilda Rd MELBOURNE 3004	\$1,400,000	22/07/2024
3	1817/555 St Kilda Rd MELBOURNE 3004	\$1,350,000	06/05/2024

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:

02/11/2024 14:14



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,400,000

Median Unit Price

02/11/2023 - 01/11/2024: \$556,200

Comparable Properties



1208/605 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment



1606/499 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 22/07/2024

Property Type: Apartment



1817/555 St Kilda Rd MELBOURNE 3004 (VG) Agent Comments

3 - -

Price: \$1,350,000

Method: Sale

Date: 06/05/2024

Property Type: Flat/Unit/Apartment (Res)

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