

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

120/499 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Melbourne

Period - From

09/06/2025

to

07/12/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1506/582 St Kilda Rd MELBOURNE	\$1,663,000	10/11/2025
420/499 St Kilda Rd MELBOURNE	\$1,465,000	24/10/2025
1002/469 St Kilda Rd MELBOURNE	\$1,640,000	12/06/2025

This Statement of Information was prepared on:

09/12/2025