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

1308/499 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	າ \$1,180,000		&		\$1,280,000			
Median sale p	rice*							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/06/2024	to	31/05/2025		So	urce	Corelog	ic

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.

Ade	dress of comparable property	Price	Date of sale
1	1208/1 Almeida Cr SOUTH YARRA 3141	\$1,250,000	30/05/2025
2	804/430 St Kilda Rd MELBOURNE 3004	\$1,275,000	20/03/2025
3	1011/576-578 St Kilda Rd MELBOURNE 3004	\$1,180,000	18/02/2025

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:

24/06/2025 13:11



McGrath

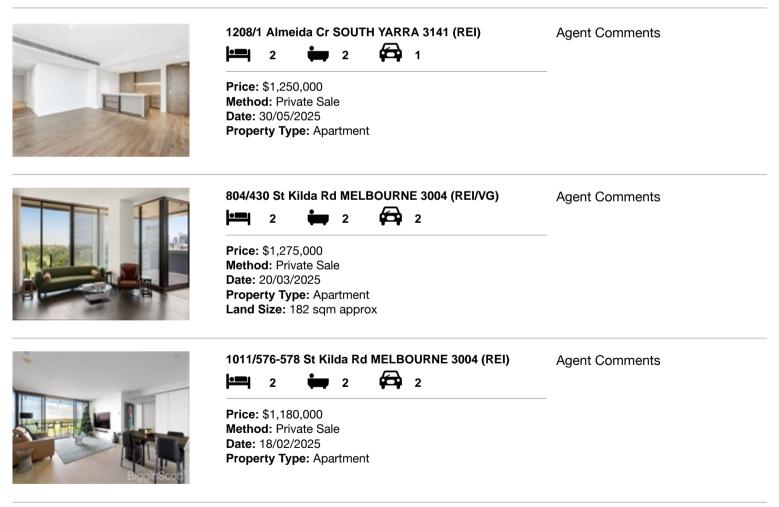




Property Type: Apartment Agent Comments

Indicative Selling Price \$1,180,000 - \$1,280,000 Median Unit Price * 01/06/2024 - 31/05/2025: \$600,000 * Agent calculated median

Comparable Properties



Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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