

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

145/416A ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

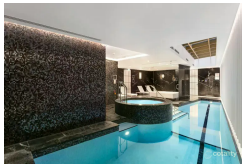
607/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$440,000	10-Jul-25
1804/8 DORCAS STREET SOUTHBANK VIC 3006	\$450,000	26-Jul-25
175/416A ST KILDA ROAD MELBOURNE VIC 3004	\$470,000	03-Sep-20

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: 25 November 2025

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**607/8 BOWEN CRESCENT
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$440,000** Sold Date **10-Jul-25**

Distance **0.15km**



**1804/8 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$450,000** Sold Date **26-Jul-25**

Distance **0.71km**



**175/416A ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$470,000** Sold Date **03-Sep-20**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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