

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

1602/499 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

\$928,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

8A/29 QUEENS ROAD MELBOURNE VIC 3004	\$975,000	31-May-25
203/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$1,050,000	27-May-25
4/29-35 PARK STREET SOUTH YARRA VIC 3141	\$955,999	05-Apr-25

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: 05 June 2025



**8A/29 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$975,000** Sold Date **31-May-25**

Distance **0.29km**



**203/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **27-May-25**

Distance **0.58km**



**4/29-35 PARK STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$955,999** Sold Date **05-Apr-25**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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