

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

1612/478A 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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

911/450 ST KILDA ROAD MELBOURNE VIC 3004	\$450,000	19-Feb-25
519/55 QUEENS ROAD MELBOURNE VIC 3004	\$440,000	16-May-25
1002A/582 ST KILDA ROAD MELBOURNE VIC 3004	\$510,000	25-Jan-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: 18 June 2025



**911/450 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$450,000** Sold Date **19-Feb-25**

Distance **0.44km**



**519/55 QUEENS ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$440,000** Sold Date **16-May-25**

Distance **0.59km**



**1002A/582 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$510,000** Sold Date **25-Jan-25**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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