

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

224/499 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

1206/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,675,000	17-Feb-25
810/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,345,000	21-Feb-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: 07 May 2025

Archi Altun
P 03 9526 8103
M 0424 786 708
E sales@everywherere.com.au



**1206/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,675,000** Sold Date **17-Feb-25**

Distance **0km**



**810/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,345,000** Sold Date **21-Feb-25**

Distance **0km**

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

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