

## 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

416/450 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

406/499 ST KILDA ROAD MELBOURNE VIC 3004	\$385,000	18-Nov-24
1306/568 ST KILDA ROAD MELBOURNE VIC 3004	\$392,000	10-Feb-25
804/8 DORCAS STREET SOUTHBANK VIC 3006	\$391,000	30-Nov-24

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: 22 April 2025



**406/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$385,000** Sold Date **18-Nov-24**

Distance **0.59km**

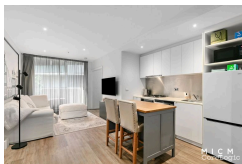


**1306/568 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$392,000** Sold Date **10-Feb-25**

Distance **0.97km**



**804/8 DORCAS STREET  
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$391,000** Sold Date **30-Nov-24**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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