

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

420/499 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

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

2401/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$1,535,000	31-May-25
2106/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$1,500,000	07-May-25
1817/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$1,350,000	06-May-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.~~

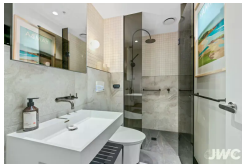
This Statement of Information was prepared on: 12 August 2025

The Square.

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**2401/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 3  2  2

Sold Price **\$1,535,000** Sold Date **31-May-25**

Distance **1.47km**

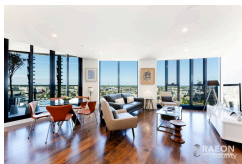


**2106/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 3  2  2

Sold Price **\$1,500,000** Sold Date **07-May-25**

Distance **1.47km**



**1817/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,350,000** Sold Date **06-May-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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