

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

44/461 St Kilda Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$447,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2025

to

31/03/2025

Source REIV

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 six 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
1	5W/481 St Kilda Rd MELBOURNE 3004	\$1,750,000	28/03/2025
2	1206/499 St Kilda Rd MELBOURNE 3004	\$1,675,000	17/02/2025
3	1006/469 St Kilda Rd MELBOURNE 3004	\$1,756,000	12/12/2024

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 six months.~~

This Statement of Information was prepared on:

29/04/2025 09:39



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Unit Price
March quarter 2025: \$447,000

Comparable Properties



5W/481 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 28/03/2025
Property Type: Unit



1206/499 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 17/02/2025
Property Type: Apartment



1006/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$1,756,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

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