

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 602/454 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 21/01/2025 to 20/01/2026 Source Property Data

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	1501/35 Albert Rd MELBOURNE 3004	\$1,470,000	02/12/2025
2	52/8 Wells St SOUTHBANK 3006	\$1,600,000	24/10/2025
3	402/42 Ralston St SOUTH YARRA 3141	\$1,650,000	21/10/2025

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: 21/01/2026 16:25

602/454 St Kilda Road, Melbourne Vic 3004



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

21/01/2025 - 20/01/2026: \$520,000

Comparable Properties



1501/35 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

 3  2  2

Price: \$1,470,000

Method: Private Sale

Date: 02/12/2025

Property Type: Apartment



52/8 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Private Sale

Date: 24/10/2025

Rooms: 6

Property Type: Apartment



402/42 Ralston St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$1,650,000

Method: Expression of Interest

Date: 21/10/2025

Property Type: Apartment

Account - McGrath South Yarra



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