

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

614/499 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

8C/29 QUEENS ROAD MELBOURNE VIC 3004	\$825,000	25-Jul-25
1808/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$850,000	11-Jul-25
12/27 ROCKLEY ROAD SOUTH YARRA VIC 3141	\$850,000	14-Jun-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: 23 September 2025



8C/29 QUEENS ROAD MELBOURNE VIC 3004

 2  2  1

Sold Price **\$825,000** Sold Date **25-Jul-25**

Distance **0.29km**



1808/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141

 2  2  1

Sold Price **\$850,000** Sold Date **11-Jul-25**

Distance **1.5km**



12/27 ROCKLEY ROAD SOUTH YARRA VIC 3141

 2  1  1

Sold Price Sold Date **14-Jun-25**

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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