Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	75/485-489 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$469,000	Property Type Un	t S	Suburb Melbourne
Period - From 01/07/2024	to 30/06/2025	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

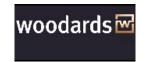
Address of comparable property		Price	Date of sale
1	23/313 Beaconsfield Pde ST KILDA WEST 3182	\$715,000	03/09/2025
2	6/2 Pasley St SOUTH YARRA 3141	\$725,000	26/08/2025
3	37/431 St Kilda Rd MELBOURNE 3004	\$690,000	04/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/09/2025 12:51









Indicative Selling Price \$700,000 Median Unit Price Year ending June 2025: \$469,000

Comparable Properties



23/313 Beaconsfield Pde ST KILDA WEST 3182 (REI)

2

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1

a

Price: \$715,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: Apartment

Agent Comments

6/2 Pasley St SOUTH YARRA 3141 (REI)



2







Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 26/08/2025

Property Type: Apartment

37/431 St Kilda Rd MELBOURNE 3004 (REI/VG)



2







à 1

Price: \$690,000 **Method:** Private Sale **Date:** 04/07/2025

Property Type: Apartment

Agent Comments



Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504



