

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

805/470 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

906/470 ST KILDA ROAD MELBOURNE VIC 3004	\$460,000	08-Aug-25
605/47 CLAREMONT STREET SOUTH YARRA VIC 3141	\$472,000	25-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: 30 October 2025



**906/470 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$460,000** Sold Date **08-Aug-25**

Distance **0km**



**605/47 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price **\$472,000** Sold Date **25-Jun-25**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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