Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	901/442 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

Range between	\$600,000	&	\$650,000
Range between	\$600,000	&	\$650,000

Median sale price

Median price	\$488,000	Pro	perty Type Un	it		Suburb	Melbourne
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	808/442 St Kilda Rd MELBOURNE 3004	\$607,000	06/06/2025
2	1602/450 St Kilda Rd MELBOURNE 3004	\$600,000	12/05/2025
3	1102/442 St Kilda Rd MELBOURNE 3004	\$620,000	25/02/2025

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:	04/08/2025 09:44









Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price June quarter 2025: \$488,000

Comparable Properties



808/442 St Kilda Rd MELBOURNE 3004 (REI)

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Agent Comments

Price: \$607,000 **Method:** Private Sale **Date:** 06/06/2025

Property Type: Apartment

1602/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Agent Comments

Agent Comments

Price: \$600,000 **Method:** Private Sale **Date:** 12/05/2025

Property Type: Apartment



1102/442 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Price: \$620,000 **Method:** Private Sale **Date:** 25/02/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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