

# 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 1002/454 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$530,100 Property Type Unit Suburb Melbourne

Period - From 03/06/2024 to 02/06/2025 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	33/461 St Kilda Rd MELBOURNE 3004	\$1,700,000	28/05/2025
2	1004/19 Queens Rd MELBOURNE 3004	\$1,835,000	16/02/2025
3	1303/454 St Kilda Rd MELBOURNE 3004	\$1,980,000	12/12/2024

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: 03/06/2025 16:54



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median Unit Price**

03/06/2024 - 02/06/2025: \$530,100

## Comparable Properties



**33/461 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** Apartment



**1004/19 Queens Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$1,835,000

**Method:** Private Sale

**Date:** 16/02/2025

**Property Type:** Apartment



**1303/454 St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments



**Price:** \$1,980,000

**Method:** Sale

**Date:** 12/12/2024

**Property Type:** Subdivided Flat - Single OYO Flat

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171



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