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	5w/481 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $485,000 Property Type Unit Suburb Melbourne

Period - From 28/08/2024 to 27/02/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1701/576-578 St Kilda Rd, Melbourne Vic	$2,000,000	31/12/2024
11A/29 Queens Rd, Melbourne Vic	$1,975,000	30/10/2024
15B/635 St Kilda Rd, Melbourne Vic	$1,900,000	02/09/2024

This Statement of Information was prepared on: 28/02/2025