

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

Level 12, 1206/499 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

12/08/2024

to

11/02/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
11A/29 Queens Rd, Melbourne Vic	\$1,975,000	30/10/2024
P5/431 St Kilda Rd, Melbourne Vic	\$1,725,000	23/09/2024
1003/454 St Kilda Rd, Melbourne Vic	\$1,710,000	11/10/2024

This Statement of Information was prepared on:

12/02/2025