

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

203/442 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 to 30/09/2025 Source 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	Price	Date of sale
1	1005/74 Queens Rd MELBOURNE 3004	\$750,000	13/11/2025
2	24/70 Albert Rd SOUTH MELBOURNE 3205	\$750,000	02/09/2025
3	803/505 St Kilda Rd MELBOURNE 3004	\$715,000	21/07/2025

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:

31/12/2025 10:40



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
September quarter 2025: \$470,000

Comparable Properties



1005/74 Queens Rd MELBOURNE 3004 (REI)

[Agent Comments](#)

2 2 1

Price: \$750,000
Method: Private Sale
Date: 13/11/2025
Property Type: Apartment



24/70 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$750,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment



803/505 St Kilda Rd MELBOURNE 3004 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$715,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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