

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

501/442 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

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

Period - From 01/04/2026 to 30/06/2026 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	410/470 St Kilda Rd MELBOURNE 3004	\$610,000	21/05/2026
2	609/442 St Kilda Rd MELBOURNE 3004	\$610,000	25/03/2026
3	1116/555 St Kilda Rd MELBOURNE 3004	\$600,000	14/01/2026

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:

03/09/2026 12:07



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

June quarter 2026: \$470,000

Comparable Properties



410/470 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$610,000

Method: Private Sale

Date: 21/05/2026

Property Type: Apartment



609/442 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$610,000

Method: Private Sale

Date: 25/03/2026

Property Type: Apartment



1116/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$600,000

Method: Private Sale

Date: 14/01/2026

Property Type: Unit

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



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