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	107/450 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price	$435,000

Median sale price

Median price	$490,000	Property Type	Unit	Suburb	Melbourne
Period - From	01/01/2024	to	31/03/2024	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	225/416 St Kilda Rd MELBOURNE 3004	$460,000	26/03/2024
2	1611/450 St Kilda Rd MELBOURNE 3004	$445,000	21/02/2024
3	1113/450 St Kilda Rd MELBOURNE 3004	$435,000	30/04/2024

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: 03/05/2024 21:25

107/450 St Kilda Road, Melbourne Vic 3004



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$435,000
Median Unit Price
March quarter 2024: $490,000

Comparable Properties



225/416 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $460,000
Method: Private Sale
Date: 26/03/2024
Property Type: Apartment

Agent Comments



1611/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $445,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment

Agent Comments



1113/450 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $435,000
Method: Private Sale
Date: 30/04/2024
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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