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	1501/454 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $520,000 Property Type Unit Suburb Melbourne

Period - From 27/03/2025 to 26/03/2026 Source Property Data

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	1402/450 St Kilda Rd MELBOURNE 3004	$1,805,000	08/11/2025
2			
3			

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: 27/03/2026 16:35

1501/454 St Kilda Road, Melbourne Vic 3004



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median Unit Price
27/03/2025 - 26/03/2026: $520,000

Comparable Properties



1402/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 3 2

Price: $1,805,000
Method: Private Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000

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