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	1204/454 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 $526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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.

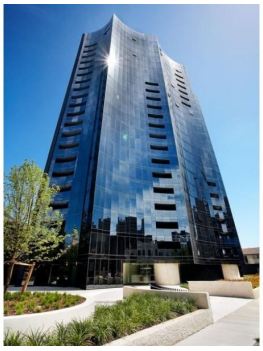
	Address of comparable property	Price	Date of sale
1	11/461 St Kilda Rd MELBOURNE 3004	$1,790,000	25/11/2023
2	124/499 St Kilda Rd MELBOURNE 3004	$1,700,000	13/09/2023
3	1202/601 St Kilda Rd MELBOURNE 3004	$1,695,000	03/10/2023

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: 18/01/2024 11:11

1204/454 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
December quarter 2023: $526,000

Comparable Properties



11/461 St Kilda Rd MELBOURNE 3004 (VG)

3 - -

Price: $1,790,000
Method: Sale
Date: 25/11/2023
Property Type: Strata Unit/Flat

Agent Comments

124/499 St Kilda Rd MELBOURNE 3004 (VG)

3 - -

Price: $1,700,000
Method: Sale
Date: 13/09/2023
Property Type: Strata Unit/Flat

Agent Comments



1202/601 St Kilda Rd MELBOURNE 3004 (REI)

3 2 2

Price: $1,695,000
Method: Private Sale
Date: 03/10/2023
Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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