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	404/480 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Single price	$395,000

Median sale price

Median price	$470,000	Property Type	Unit	Suburb	Melbourne
Period - From	01/04/2024	to	31/03/2025	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	612/610 St Kilda Rd MELBOURNE 3004	$415,000	18/03/2025
2	1306/568 St Kilda Rd MELBOURNE 3004	$392,000	10/02/2025
3	1609/594 St Kilda Rd MELBOURNE 3004	$385,000	17/10/2024

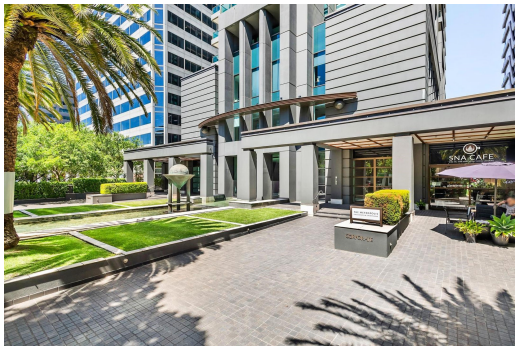
OR

~~**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: 17/04/2025 15:42

404/480 St Kilda Road, Melbourne Vic 3000

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
Year ending March 2025: $470,000

Comparable Properties



612/610 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment

Agent Comments



1306/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $392,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment

Agent Comments



1609/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $385,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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