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	119/499 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between $800,000 & $860,000

Median sale price

Median price $615,000 Property Type Unit Suburb Melbourne

Period - From 31/08/2024 to 27/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
603/1 Roy Street Melbourne VIC 3004	$820,000	17/12/2024
203/26 Queens Road Melbourne VIC 3004	$825,000	16/12/2024
17/628 St Kilda Road Melbourne VIC 3004	$920,000	24/10/2024

This Statement of Information was prepared on: 29/01/2025