# 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<br>Including suburb and postcode | 2g/499 St Kilda Road, Melbourne VIC 3004 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $601,000 Property Type Unit Suburb Melbourne

Period - From 07/10/2024 to 06/04/2025 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 |
|---|---|---|
| 804/430 St Kilda Rd MELBOURNE 3004 | $1,275,000 | 20/03/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 07/04/2025