

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

1702/478a St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$2,950,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2025

to

31/03/2026

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	145/1 Albert Rd MELBOURNE 3004	\$2,925,000	09/06/2026
2	1301/505 St Kilda Rd MELBOURNE 3004	\$3,125,000	01/02/2026
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:

29/06/2026 17:19

1702/478a St Kilda Road, Melbourne Vic 3004

A—Z

Sam Christensen
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Indicative Selling Price
\$2,950,000

Median Unit Price

Year ending March 2026: \$485,000



 3  2  4

Property Type: Apartment

Agent Comments

Comparable Properties



145/1 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

 3  2  3

Price: \$2,925,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment



1301/505 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  3  2

Price: \$3,125,000

Method: Private Sale

Date: 01/02/2026

Property Type: Apartment

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 - A-Z Real Estate Agency | P: 03 9815 1124



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