

## 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

1013/470 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

314/470 ST KILDA ROAD MELBOURNE VIC 3004	\$352,250	20-Jun-25
205/442 ST KILDA ROAD MELBOURNE VIC 3004	\$352,000	23-Oct-24
405/450 ST KILDA ROAD MELBOURNE VIC 3004	\$333,000	03-May-24

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025



**314/470 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  -

Sold Price

<sup>RS</sup> **\$352,250** Sold Date **20-Jun-25**

Distance **0km**



**205/442 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price

**\$352,000** Sold Date **23-Oct-24**

Distance **0.36km**



**405/450 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  -

Sold Price

**\$333,000** Sold Date **03-May-24**

Distance **0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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