

# 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

901/442 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

### Median sale price

Median price

\$533,000

Property Type

Unit

Suburb

Melbourne

Period - From

26/05/2024

to

25/05/2025

Source

Property Data

### 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	1504/229 Toorak Rd SOUTH YARRA 3141	\$650,000	08/05/2025
2	803/227 Toorak Rd SOUTH YARRA 3141	\$630,000	01/05/2025
3	1012/229 Toorak Rd SOUTH YARRA 3141	\$629,500	26/04/2025

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:

26/05/2025 12:44



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$650,000  
**Median Unit Price**  
26/05/2024 - 25/05/2025: \$533,000

## Comparable Properties



**1504/229 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 08/05/2025  
**Property Type:** Apartment



**803/227 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** Apartment



**1012/229 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 1

**Price:** \$629,500  
**Method:** Auction Sale  
**Date:** 26/04/2025  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372



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