

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

903/469 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$469,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2024

to

30/06/2025

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	905/469 St Kilda Rd MELBOURNE 3004	\$1,725,000	24/04/2025
2	1105/469 St Kilda Rd MELBOURNE 3004	\$1,435,000	06/11/2024
3	1402/469 St Kilda Rd MELBOURNE 3004	\$1,650,000	18/03/2024

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:

09/07/2025 15:03



Gerald Betts
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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

Year ending June 2025: \$469,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



905/469 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,725,000

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment



1105/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,435,000

Method: Private Sale

Date: 06/11/2024

Rooms: 4

Property Type: Apartment



1402/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,650,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500



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