

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

1308/499 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price*

Median price

\$600,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/06/2024

to

31/05/2025

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 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	1208/1 Almeida Cr SOUTH YARRA 3141	\$1,250,000	30/05/2025
2	804/430 St Kilda Rd MELBOURNE 3004	\$1,275,000	20/03/2025
3	1011/576-578 St Kilda Rd MELBOURNE 3004	\$1,180,000	18/02/2025

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:

24/06/2025 13:11

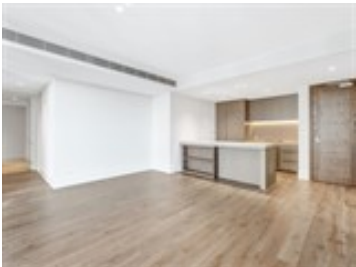


2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median Unit Price *
01/06/2024 - 31/05/2025: \$600,000
* Agent calculated median

Comparable Properties



1208/1 Almeida Cr SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,250,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment



804/430 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,275,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment
Land Size: 182 sqm approx



1011/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,180,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment