

## 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

806/470 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

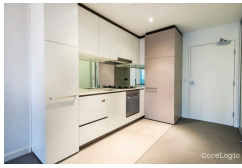
Date of sale

407/470 ST KILDA ROAD MELBOURNE VIC 3004	\$450,000	02-May-25
212/74 QUEENS ROAD MELBOURNE VIC 3004	\$468,000	20-Jan-25
1103/470 ST KILDA ROAD MELBOURNE VIC 3004	\$475,000	04-Dec-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: 25 June 2025



**407/470 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$450,000** Sold Date **02-May-25**

Distance **0km**



**212/74 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$468,000** Sold Date **20-Jan-25**

Distance **1.24km**



**1103/470 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  1  -

Sold Price **\$475,000** Sold Date **04-Dec-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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