

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

411/450 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

110/450 ST KILDA ROAD MELBOURNE VIC 3004	\$712,000	17-May-25
409/450 ST KILDA ROAD MELBOURNE VIC 3004	\$890,000	26-Nov-25
203/442 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	21-Jan-26

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: 15 June 2026

Sales Avant

M 0468557788

E sindy.xue@avantre.com.au



**110/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$712,000** Sold Date **17-May-25**

Distance **0km**

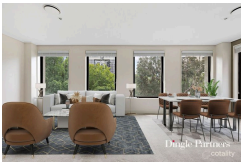


**409/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$890,000** Sold Date **26-Nov-25**

Distance **0km**



**203/442 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$720,000** Sold Date **21-Jan-26**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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