

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 707/499 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$502,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2023

to 30/09/2024

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	1105/469 St Kilda Rd MELBOURNE 3004	\$1,435,000	06/11/2024
2	1410/576-578 St Kilda Rd MELBOURNE 3004	\$1,160,000	05/10/2024
3	222/499 St Kilda Rd MELBOURNE 3004	\$1,200,000	15/07/2024

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:

18/12/2024 14:10



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



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

[Agent Comments](#)



Price: \$1,435,000
Method: Private Sale
Date: 06/11/2024
Rooms: 4
Property Type: Apartment



1410/576-578 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$1,160,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Apartment



222/499 St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)



Price: \$1,200,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545