

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

309/470 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$450,000

&

\$485,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 03/09/2025

to

02/09/2026

Source Property Data

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	1407/470 St Kilda Rd MELBOURNE 3004	\$495,000	25/08/2026
2	37/416a St Kilda Rd MELBOURNE 3004	\$475,500	18/06/2026
3	1214/610 St Kilda Rd MELBOURNE 3004	\$545,000	23/04/2026

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:

03/09/2026 14:40



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$485,000
Median Unit Price
03/09/2025 - 02/09/2026: \$490,000

Comparable Properties

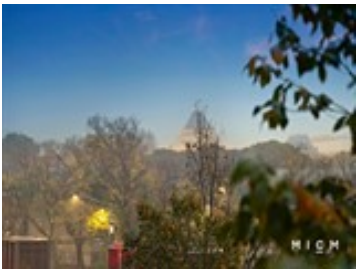


1407/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 25/08/2026
Property Type: Apartment



37/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$475,500
Method: Private Sale
Date: 18/06/2026
Property Type: Apartment



1214/610 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment



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