

## 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  
602/454 St Kilda Road, Melbourne Vic 3004

#### Indicative selling price

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

Single price \$1,700,000

#### Median sale price\*

Median price \$1,200,000      Property Type Unit      Suburb Melbourne  
Period - From 01/11/2024 to 31/10/2025      Source REA

#### 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 1002/454 St Kilda Rd MELBOURNE 3004	\$1,850,000	11/07/2025
2 1002/469 St Kilda Rd MELBOURNE 3004	\$1,640,000	12/06/2025
3 33/461 St Kilda Rd MELBOURNE 3004	\$1,700,000	28/05/2025

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:

11/11/2025 12:34



**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**



**Bathrooms:** 1

**Car Park:** 1

**Indicative Selling Price**

\$1,700,000

**Median Unit Price \***

01/11/2024 - 31/10/2025: \$1,200,000

\* Agent calculated median

## Comparable Properties



**1002/454 St Kilda Rd MELBOURNE 3004 (REI/VG)**



3



2



2

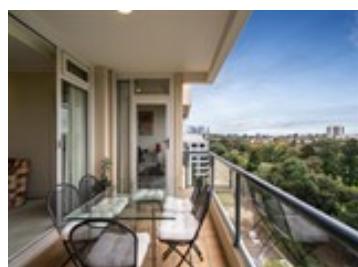
**Agent Comments**

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 11/07/2025

**Property Type:** Unit



**1002/469 St Kilda Rd MELBOURNE 3004 (VG)**



3



-



-

**Agent Comments**

**Price:** \$1,640,000

**Method:** Sale

**Date:** 12/06/2025

**Property Type:** Flat/Unit/Apartment (Res)



**33/461 St Kilda Rd MELBOURNE 3004 (REI/VG)**



3



2



2

**Agent Comments**

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** Apartment

**Account - McGrath** | P: 03 9489 9422 | F: 03 9486 2614