

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

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) **Agent Comments**



Price: \$1,850,000
Method: Private Sale
Date: 11/07/2025
Property Type: Unit



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



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