

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

1308/499 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

1803/39 PARK STREET SOUTH MELBOURNE VIC 3205	\$1,150,000	28-Aug-25
10/29-35 PARK STREET SOUTH YARRA VIC 3141	\$1,105,000	07-May-25
707/499 ST KILDA ROAD MELBOURNE VIC 3004	\$1,120,000	29-May-25

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: 03 September 2025



**1803/39 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 2 2

Sold Price ^{RS} **\$1,150,000** ^{UN} Sold Date **28-Aug-25**

Distance **1.41km**



**10/29-35 PARK STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$1,105,000** Sold Date **07-May-25**

Distance **0.76km**



**707/499 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 2

Sold Price **\$1,120,000** Sold Date **29-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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