

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

1007/470 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 2026

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

101/8 DALY STREET SOUTH YARRA VIC 3141	\$480,000	06-Jul-26
1005/48 CLAREMONT STREET SOUTH YARRA VIC 3141	\$430,000	02-Apr-26
624/8 DALY STREET SOUTH YARRA VIC 3141	\$495,000	10-Jul-26

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: 01 September 2026



101/8 DALY STREET SOUTH YARRA VIC 3141 Sold Price **\$480,000** Sold Date **06-Jul-26**

2 1 -

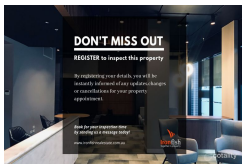
Distance **1.64km**



1005/48 CLAREMONT STREET SOUTH YARRA VIC 3141 Sold Price **\$430,000** Sold Date **02-Apr-26**

2 1 -

Distance **1.64km**



624/8 DALY STREET SOUTH YARRA VIC 3141 Sold Price ^{RS} **\$495,000** Sold Date **10-Jul-26**

2 1 -

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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