

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

1104/450 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Melbourne

Period - From

12/10/2025

to

11/04/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
403/450 St Kilda Road, Melbourne VIC 3004	\$440,000	06/02/2026
602/605 St Kilda Road, Melbourne VIC 3004	\$455,000	06/02/2026
910/610 St Kilda Road, Melbourne VIC 3004	\$390,000	08/04/2026

This Statement of Information was prepared on:

13/04/2026