

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

1108/450 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

27/02/2025

to

26/02/2026

Source

Property Data

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	802/14 Queens Rd MELBOURNE 3004	\$1,550,000	23/01/2026
2	501/8 Louise St MELBOURNE 3004	\$1,495,000	29/12/2025
3			

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:

27/02/2026 10:18

Garry Fetter
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Indicative Selling Price
\$1,500,000

Median Unit Price
27/02/2025 - 26/02/2026: \$520,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



802/14 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 23/01/2026
Property Type: Apartment

501/8 Louise St MELBOURNE 3004 (VG)

Agent Comments



Price: \$1,495,000
Method: Sale
Date: 29/12/2025
Property Type: Strata Unit/Flat

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.

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