

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

111/360 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 21/05/2025

to

20/05/2026

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	110/499 St Kilda Rd MELBOURNE 3004	\$1,155,000	10/02/2026
2	1003/576 St Kilda Rd MELBOURNE 3004	\$1,051,000	29/01/2026
3	152/350 St Kilda Rd MELBOURNE 3004	\$1,100,000	13/01/2026

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:

21/05/2026 15:22



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
21/05/2025 - 20/05/2026: \$500,000

Comparable Properties

110/499 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

3 - -

Price: \$1,155,000
Method: Sale
Date: 10/02/2026
Property Type: Strata Unit/Flat

1003/576 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

Price: \$1,051,000
Method: Sale
Date: 29/01/2026
Property Type: Subdivided Flat - Single OYO Flat



152/350 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,100,000
Method: Private Sale
Date: 13/01/2026
Property Type: Apartment