

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

1702/478A St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to

31/03/2026

Source REIV

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	3403/368 St Kilda Rd MELBOURNE 3004	\$3,420,000	03/03/2026
2	903/505 St Kilda Rd MELBOURNE 3004	\$3,725,000	03/03/2026
3	1301/505 St Kilda Rd MELBOURNE 3004	\$3,125,000	01/02/2026

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 15:16

1702/478A St Kilda Road, Melbourne Vic 3004

A—Z

Sam Christensen
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Indicative Selling Price
\$3,200,000 - \$3,500,000

Median Unit Price

Year ending March 2026: \$485,000



 3  2  4

Property Type: Apartment

Agent Comments

Comparable Properties



3403/368 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  2  6

Price: \$3,420,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment



903/505 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  3  4

Price: \$3,725,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment



1301/505 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 3  3  2

Price: \$3,125,000

Method: Private Sale

Date: 01/02/2026

Property Type: Apartment

Account - A-Z Real Estate Agency | P: 03 9815 1124



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