

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

203/454 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Melbourne

Period - From 07/05/2025

to

06/05/2026

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	605/505 St Kilda Rd MELBOURNE 3004	\$1,400,000	02/02/2026
2	2G/499 St Kilda Rd MELBOURNE 3004	\$1,325,000	30/04/2025
3	804/430 St Kilda Rd MELBOURNE 3004	\$1,275,000	20/03/2025

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:

07/05/2026 12:24



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median Unit Price
07/05/2025 - 06/05/2026: \$510,000

Comparable Properties



605/505 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,400,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment
Land Size: 140 sqm approx



2G/499 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$1,325,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment



804/430 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 2

Price: \$1,275,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment
Land Size: 182 sqm approx