

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

23/449 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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 6 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

204/400 ST KILDA ROAD MELBOURNE VIC 3004	\$1,045,000	19-Dec-25
13/63 HIGH STREET PRAHRAN VIC 3181	\$921,000	08-Aug-26

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 6 months.

This Statement of Information was prepared on: 25 August 2026

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**204/400 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 1

Sold Price

\$1,045,000 Sold Date **19-Dec-25**

Distance

0.69km**13/63 HIGH STREET PRAHRAN VIC
3181**

3 2 1

Sold Price

^{RS} **\$921,000** Sold Date **08-Aug-26**

Distance

1.46km**RS** = Recent sale**UN** = Undisclosed Sale

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