

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

401/K1 Union Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$1,880,000

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	802/181 Fitzroy St ST KILDA 3182	\$1,905,000	17/03/2026
2	2/66 Williams Rd PRAHRAN 3181	\$1,840,000	23/02/2026
3	201/6 Cromwell Rd SOUTH YARRA 3141	\$1,925,000	19/02/2026

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:

06/05/2026 12:01



 4
  2
  2

Property Type:

Agent Comments

Indicative Selling Price

\$1,880,000

Median Unit Price

Year ending March 2026: \$485,000

Comparable Properties

802/181 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 4
  2
  2

Price: \$1,905,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment

2/66 Williams Rd PRAHRAN 3181 (VG)

Agent Comments

 3
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Price: \$1,840,000

Method: Sale

Date: 23/02/2026

Property Type: Strata Unit/Flat



201/6 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  2

Price: \$1,925,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525