

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

63/418 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$478,888 Property Type Unit Suburb Melbourne

Period - From 01/01/2026 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	1412/83 Queensbridge St SOUTHBANK 3006	\$685,000	10/02/2026
2	65/485 St Kilda Rd MELBOURNE 3004	\$710,000	19/01/2026
3	25/88 Wells St SOUTHBANK 3006	\$725,000	14/11/2025

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:

14/04/2026 15:35

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Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

March quarter 2026: \$478,888



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Property Type:

Flat/Unit/Apartment (Multi Storey)

Agent Comments

Comparable Properties

**1412/83 Queensbridge St SOUTHBANK 3006 (REI)**

Agent Comments

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Price: \$685,000**Method:** Private Sale**Date:** 10/02/2026**Property Type:** Apartment**65/485 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

2 1 1

Price: \$710,000**Method:** Private Sale**Date:** 19/01/2026**Property Type:** Apartment**25/88 Wells St SOUTHBANK 3006 (REI/VG)**

Agent Comments

2 1 1

Price: \$725,000**Method:** Sold Before Auction**Date:** 14/11/2025**Property Type:** Apartment