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

903/469 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths 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		
2		
3		

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.

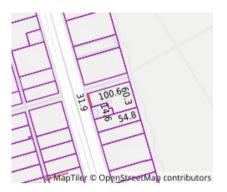
This Statement of Information was prepared on:

22/05/2025 10:42



903/469 St Kilda Road, Melbourne Vic 3004

RT Edgar





Property Type: Divorce/Estate/Family Transfers Land Size: 4863 sqm approx Agent Comments 03 9608 8811 0418371855 gbetts@rtedgar.com.au Indicative Selling Price

Gerald Betts

Indicative Selling Price \$1,500,000 - \$1,600,000 Median Unit Price Year ending March 2025: \$470,000

Comparable Properties

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.

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



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