

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

910/480 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

or range
between

\$720,000

&

\$780,000

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

1206/480 ST KILDA ROAD MELBOURNE VIC 3004	\$740,000	20-Mar-26
408/26 QUEENS ROAD MELBOURNE VIC 3004	\$718,888	20-Oct-25
404/539 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	11-Aug-25

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: 20 August 2026



**1206/480 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$740,000** Sold Date **20-Mar-26**

Distance **0km**

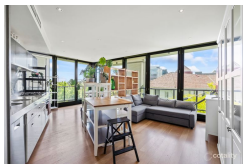


**408/26 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$718,888** Sold Date **20-Oct-25**

Distance **0.15km**



**404/539 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$750,000** Sold Date **11-Aug-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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