

## 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

1102/499 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

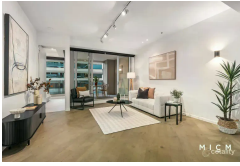
Date of sale

314/499 ST KILDA ROAD MELBOURNE VIC 3004	\$820,000	21-Oct-25
512/499 ST KILDA ROAD MELBOURNE VIC 3004	\$815,000	13-May-25
1202/499 ST KILDA ROAD MELBOURNE VIC 3004	\$820,000	15-Dec-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: 27 February 2026



**314/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$820,000** Sold Date **21-Oct-25**

Distance **0km**

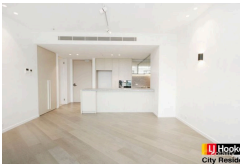


**512/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$815,000** Sold Date **13-May-25**

Distance **0km**



**1202/499 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$820,000** Sold Date **15-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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