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	1308/499 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	$1,012,000	&	$1,052,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2024	to	30 Sep 2025	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.~~

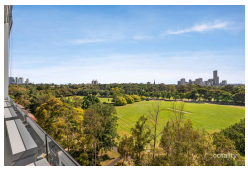
Address of comparable property	Price	Date of sale
707/499 ST KILDA ROAD MELBOURNE VIC 3004	$1,120,000	29-May-25
805/499 ST KILDA ROAD MELBOURNE VIC 3004	$1,085,000	15-Aug-25

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: 27 October 2025

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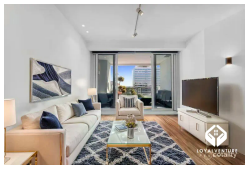


707/499 ST KILDA ROAD MELBOURNE VIC 3004

2 2 2

Sold Price **$1,120,000** Sold Date **29-May-25**

Distance **0km**



805/499 ST KILDA ROAD MELBOURNE VIC 3004

2 2 2

Sold Price **$1,085,000** Sold Date **15-Aug-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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