

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

1302/454 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

\$1,950,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

20 RUABON ROAD TOORAK VIC 3142	\$2,000,000	28-Sep-25
1/12 CHATSWORTH ROAD PRAHRAN VIC 3181	\$2,200,000	19-May-25
3/777 MALVERN ROAD TOORAK VIC 3142	\$2,020,000	17-May-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: 17 November 2025



20 RUABON ROAD TOORAK VIC 3142

 3  2  2

Sold Price

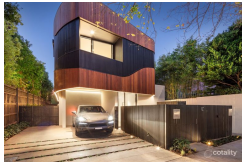
\$2,000,000

Sold Date

28-Sep-25

Distance

3.03km



1/12 CHATSWORTH ROAD PRAHRAN VIC 3181

 3  2  2

Sold Price

\$2,200,000

Sold Date

19-May-25

Distance

3.1km



3/777 MALVERN ROAD TOORAK VIC 3142

 3  2  2

Sold Price

\$2,020,000

Sold Date

17-May-25

Distance

3.99km

RS = Recent sale

UN = Undisclosed Sale

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