

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

1414/568 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$419,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 04/06/2025

to 03/06/2026

Source Property Data

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 six 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
1	803/480 St Kilda Rd MELBOURNE 3004	\$415,000	28/05/2026
2	1104/450 St Kilda Rd MELBOURNE 3004	\$420,000	18/05/2026
3	G20/539 St Kilda Rd MELBOURNE 3004	\$483,000	16/05/2026

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:

04/06/2026 14:59



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$419,000

Median Unit Price

04/06/2025 - 03/06/2026: \$500,000

Comparable Properties



803/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$415,000

Method: Private Sale

Date: 28/05/2026

Property Type: Unit



1104/450 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$420,000

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



G20/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$483,000

Method: Private Sale

Date: 16/05/2026

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140