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	1103/430 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,600,000	&	\$2,860,000
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Median sale price

Median price	\$488,000	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/04/2025	to	30/06/2025	So	urce	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	81/350 St Kilda Rd MELBOURNE 3004	\$2,720,000	14/06/2025
2	702/430 St Kilda Rd MELBOURNE 3004	\$2,530,000	27/05/2025
3	1705/368 St Kilda Rd MELBOURNE 3004	\$2,750,000	07/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/07/2025 09:38





James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$2,600,000 - \$2,860,000 Median Unit Price June quarter 2025: \$488,000





Property Type: Apartment Agent Comments

Comparable Properties



81/350 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$2,720,000 **Method:** Private Sale **Date:** 14/06/2025

Property Type: Apartment

Agent Comments



702/430 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$2,530,000 Method: Private Sale Date: 27/05/2025

Property Type: Apartment

Agent Comments



1705/368 St Kilda Rd MELBOURNE 3004 (REI)

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Price: \$2,750,000 **Method:** Private Sale **Date:** 07/05/2025

Property Type: Apartment

Agent Comments

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





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