

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

902/442 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

\$500,000

&

\$550,000

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

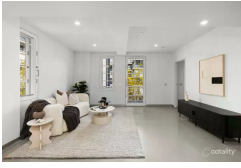
Date of sale

304/9 COMMERCIAL ROAD MELBOURNE VIC 3004	550000	13-Oct-25
307/539 ST KILDA ROAD MELBOURNE VIC 3004	525000	20-Dec-25
206/77 QUEENS ROAD MELBOURNE VIC 3004	535000	29-Sep-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: 16 February 2026



**304/9 COMMERCIAL ROAD
MELBOURNE VIC 3004**

2 2 2

Sold Price **550000** Sold Date **13-Oct-25**

Distance **0.9km**



**307/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **525000** Sold Date **20-Dec-25**

Distance **0.9km**



**206/77 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **535000** ^{UN} Sold Date **29-Sep-25**

Distance **1.66km**

RS = Recent sale UN = Undisclosed Sale

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