

## 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

501/470 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1310/470 ST KILDA ROAD MELBOURNE VIC 3004 | \$808,000 | 29-Jun-26 |
|                                           |           |           |
|                                           |           |           |

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: 28 September 2026



**1310/470 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 2 1

Sold Price

**\$808,000**

Sold Date

**29-Jun-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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