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	608/442 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2025	to	30 Apr 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
1602/450 ST KILDA ROAD MELBOURNE VIC 3004	$600,000	25-May-25
1102/442 ST KILDA ROAD MELBOURNE VIC 3004	$620,000	25-Feb-25
808/442 ST KILDA ROAD MELBOURNE VIC 3004	$607,000	28-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: 14 May 2026

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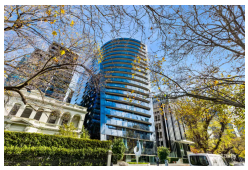

1602/450 ST KILDA ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$600,000** Sold Date **25-May-25**

Distance **0.06km**

1102/442 ST KILDA ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$620,000** Sold Date **25-Feb-25**

Distance **0km**

808/442 ST KILDA ROAD MELBOURNE VIC 3004

2 2 1

Sold Price **$607,000** Sold Date **28-May-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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