

Statement of Information
**Single Residential Property
Located in the Melbourne
Metropolitan Area.**

M I C M

Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address
Including Suburb
and postcode

122/416A St Kilda Road MELBOURNE VIC 3000

Indicative Selling Price

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

Single Price

or Range Between

\$398,000 - \$435,000

Median Sale Price

Median Price

\$490,000

Property Type

Unit/Apartment

Suburb

MELBOURNE

Period - From

11-09-2025

to

10-09-2026

Source

Property Data

Comparable Property Sales

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 the most comparable to the property for sale.

Address of Comparable Property	Sold Price	Date of Sale
910/478a St Kilda Road MELBOURNE 3004	\$420,000	22-07-2026
705/12 QUEENS ROAD MELBOURNE VIC 3004	\$400,000	16-06-2026
1104/450 ST KILDA ROAD MELBOURNE VIC 3004	\$420,000	18-05-2026

This Statement of Information was prepared on:

11th September 2026