

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

401/1 Union Street, Melbourne Vic 3004

Indicative selling price

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

Single price

\$1,880,000

Median sale price

Median price

\$478,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2025

to

30/06/2026

Source

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	Price	Date of sale
1	7W/481 St Kilda Rd MELBOURNE 3004	\$1,730,000	02/06/2026
2	1501/454 St Kilda Rd MELBOURNE 3004	\$1,700,000	02/05/2026
3	802/181 Fitzroy St ST KILDA 3182	\$1,905,000	17/03/2026

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 six months.~~

This Statement of Information was prepared on:

27/08/2026 11:49



Property Type:

Agent Comments

Comparable Properties

7W/481 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$1,730,000

Method: Expression of Interest

Date: 02/06/2026

Property Type: Apartment



1501/454 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 02/05/2026

Property Type: Apartment



802/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,905,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment