

## 424 St Kilda Road

### Development Summary - Issued for Section 72

Revision 07 18 December 2025

LEVEL	HEIGHT (m)	ELEV	F/F (m)	PROGRAM	BUILDING	CARPARK	RETAIL	COMMERCIAL	COMMERCIAL	RESI INTERNAL AMENITY	RESI EXTERNAL AMENITY	PLANT / STG / BOH	LANDSCAPE
					GBA (sm)	GFA (sm)	GLAR (sm)	GFA (sm)	NLA (sm)	NSA (sm)	GFA (sm)	GFA (sm)	GFA (sm)
19	59.38	65.00		Top of Building	1,792								
18	56.05	61.67	3.33	Resi. Penthouse & Mech.	2,413							436	
17	53.00	58.62	3.05	Resi. Penthouse	2,233								
16	49.95	55.57	3.05	Residential	2,320								
15	46.90	52.52	3.05	Residential	2,276								
14	43.85	49.47	3.05	Residential	2,320								
13	40.80	46.42	3.05	Residential	2,276								
12	37.75	43.37	3.05	Residential	2,320								
11	34.70	40.32	3.05	Residential	2,271								
10	31.65	37.27	3.05	Residential	2,315								
9	28.60	34.22	3.05	Residential	2,271								
8	25.55	31.17	3.05	Residential	2,315								
7	22.50	28.12	3.05	Residential	2,271								
6	19.45	25.07	3.05	Residential	2,315								
5	16.40	22.02	3.05	Residential	2,271								
4	13.35	18.97	3.05	Residential	2,315								
3	10.30	15.92	3.05	Residential	2,271								
2	7.25	12.87	3.05	Residential	3,154								
1	4.20	9.82	3.05	Residential	2,592					841	349	89	54
G	0.00	5.62	4.20	Residential Lobby, Retail	4,634	415	390	336	641	841		47	1,283
<b>TOTAL ABOVE GRADE</b>					<b>48,942</b>	<b>415</b>	<b>390</b>	<b>336</b>	<b>641</b>	<b>1,682</b>	<b>349</b>	<b>572</b>	<b>1,337</b>
B1	-4.24	1.38	4.24	Resi Lobby, BOH	4,564	3,021		33		251		716	
B2	-6.95	-1.33	2.71	Car Park, Storage, BOH	4,561	4,241						170	
B3	-9.60	-3.98	2.65	Car Park, Storage, BOH	4,561	4,210						188	
<b>TOTAL BELOW GRADE</b>					<b>13,686</b>	<b>11,472</b>				<b>251</b>		<b>1,074</b>	
<b>TOTAL BUILDING GBA</b>					<b>62,628</b>								
<b>TOTAL BUILDING GFA</b>					<b>43,905</b>	<b>11,887</b>				<b>1,933</b>	<b>349</b>	<b>1,646</b>	<b>1,337</b>
<b>TOTAL NLA/NSA*</b>					<b>32,029</b>		<b>390</b>	<b>336</b>	<b>641</b>				
<b>RATIO NET RETAIL &amp; RESIDENTIAL</b>							<b>1.22%</b>	<b>1.05%</b>	<b>2.00%</b>	<b>6.04%</b>			
<b>RATIO NSA/GBA</b>					<b>52.65%</b>								
<b>INTERNAL AMENITY PER APT</b>					<b>6.8</b>								
<b>EXTERNAL AMENITY PER APT</b>					<b>1.2</b>								
<b>TOTAL AMENITY PER APT</b>					<b>8.0</b>								

RESIDENTIAL							PARKING				
GFA (sm)	NSA (sm)	VOID (sm)	WG/TCE	FACADE ARTICULATION	NSA/GFA	NSA/GBA	CAR SPACE	TANDEM	TOTAL	MOTORBIKE	BIKE
							STAFF	RESI	VISITOR	TOTAL	
1,686	1,365	215	76		81.0%	56.6%					
2,118	1,857		115		87.7%	83.2%					
2,127	1,854		149	44	87.2%	79.9%					
2,127	1,854		149		87.2%	81.5%					
2,127	1,854		149	44	87.2%	79.9%					
2,127	1,854		149		87.2%	81.5%					
2,127	1,854		149	44	87.2%	79.9%					
2,107	1,822		164		86.5%	80.2%					
2,107	1,822		164	44	86.5%	78.7%					
2,107	1,822		164		86.5%	80.2%					
2,107	1,822		164	44	86.5%	78.7%					
2,086	1,792		185		85.9%	78.9%					
2,086	1,792		185	44	85.9%	77.4%					
2,086	1,792		185		85.9%	78.9%					
2,086	1,792		185	44	85.9%	77.4%					
2,075	1,770		196		85.3%	77.9%					
2,113	1,808		588	50	85.6%	57.3%					
1,476	1,113		181	5	75.4%	42.9%					
619				62							44 44
<b>37,491</b>	<b>31,639</b>	<b>215</b>	<b>3,297</b>	<b>425</b>							
543							72	0	72	4	12 97 109
150							137	21	158	0	17 17 17
163							137	21	158	3	9 9 9
<b>856</b>							346	42	388	7	12 123 44 179
<b>RESIDENTIAL</b>											
<b>38,347</b>	<b>31,639</b>										
<b>98.78%</b>											

- NOTES:
- All figures are indicative only and subject to further design refinement and coordination
  - For Tower area, GBA varies every alternate level due to facade articulation
  - Basement Level Residential Lobby and Core/Services are included in the Residential GFA figure
  - Please note that Total Building GFA includes the above ground elements such as Retail, Commercial GFA, Commercial NLA, Amenity, External Amenity and Above Ground Landscape, Residential GFA.

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UNIT COUNT					
STUDIO	1BED	2BED	3BED	PENTHOUSE	TOTAL
0	2	1	0	8	11
0	3	4	6	0	13
0	3	4	6	0	13
0	3	4	6	0	13
0	3	4	6	0	13
0	3	4	6	0	13
0	6	7	4	0	17
0	6	7	4	0	17
0	6	7	4	0	17
0	6	7	4	0	17
0	7	7	6	0	20
0	7	7	6	0	20
0	7	7	6	0	20
0	7	7	6	0	20
0	8	13	2	0	23
0	8	13	2	0	23
5	6	5	0	0	16
<b>5</b>	<b>91</b>	<b>108</b>	<b>74</b>	<b>8</b>	<b>286</b>
1.75%	31.82%	37.76%	25.87%	2.80%	1

UNIT COUNT - CORE WEST					
STUDIO	1BED	2BED	3BED	PENTHOUSE	TOTAL
	2			4	6
	3	3	3		9
	3	3	3		9
	3	3	3		9
	3	3	3		9
	3	3	3		9
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
	4	7	1		12
2	4	4			10
<b>2</b>	<b>61</b>	<b>89</b>	<b>25</b>	<b>4</b>	<b>181</b>
1.10%	33.70%	49.17%	13.81%	2.21%	1

UNIT COUNT - CORE EAST					
STUDIO	1BED	2BED	3BED	PENTHOUSE	TOTAL
		1		4	5
	0	1	3		4
	0	1	3		4
	0	1	3		4
	0	1	3		4
	0	1	3		4
	2	0	3		5
	2	0	3		5
	2		3		5
	3	0	5		8
	3	0	5		8
	3	0	5		8
	3		5		8
	4	6	1		11
	4	6	1		11
3	2	1			6
<b>3</b>	<b>30</b>	<b>19</b>	<b>49</b>	<b>4</b>	<b>105</b>
2.86%	28.57%	18.10%	46.67%	3.81%	1

NOTES:

1. All figures are indicative only and subject to further design refinement and coordination
2. For Tower area, GBA varies every alternate level due to facade articulation
3. Basement Level Residential Lobby and Core/Services are included in the Residential GFA figure
4. Please note that Total Building GFA includes the above ground elements such as Retail, Commercial GFA, Commercial NLA, Amenity, External Amenity and Above Ground Landscape, Residential GFA.