

Unit 409 - Edge

409 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-11085369
Status:	Active
Size:	774 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Building, Guest
View:	
List Price:	\$375,000
List PPSF:	\$484
Valuated Price:	\$258,000
Valuated PPSF:	\$341

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	307
Number of active listings for rent:	13
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

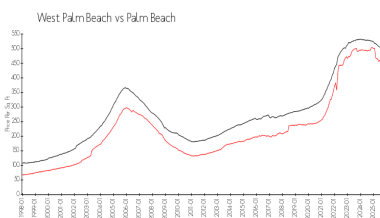
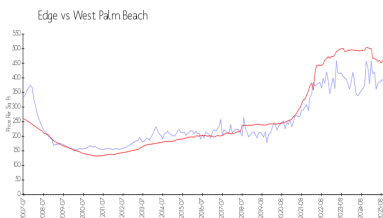
The Edge Condominium No One
Association Inc
(561) 655-1441

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1007	1,245 sq ft	Oct 2025	\$635,000	\$510
105	1,377 sq ft	Oct 2025	\$460,000	\$334
U127	1,785 sq ft	Oct 2025	\$775,000	\$434
1110	1,068 sq ft	Sep 2025	\$675,000	\$632
205	1,377 sq ft	Sep 2025	\$473,750	\$344

Market Information

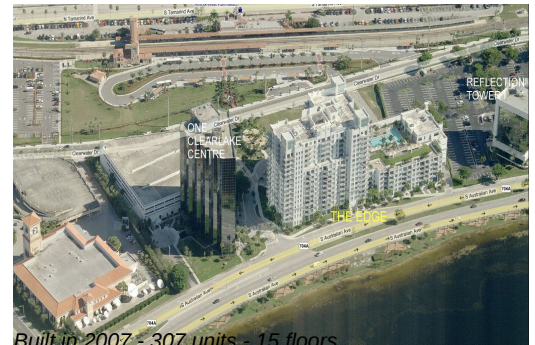


Edge:	\$360/sq. ft.	West Palm Beach:	\$459/sq. ft.
West Palm Beach:	\$459/sq. ft.	Palm Beach:	\$453/sq. ft.

Inventory for Sale

Edge	4%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Edge	67 days
West Palm Beach	69 days
Palm Beach	77 days