

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

1407/568 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$519,500

Property Type Unit

Suburb Melbourne

Period - From 09/02/2025

to

08/02/2026

Source

Property Data

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	404/555 St Kilda Rd MELBOURNE 3004	\$660,000	20/01/2026
2	803/603 St Kilda Rd MELBOURNE 3004	\$640,000	12/12/2025
3	1208/480 St Kilda Rd MELBOURNE 3004	\$645,000	27/09/2025

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:

09/02/2026 12:10



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

09/02/2025 - 08/02/2026: \$519,500

Comparable Properties



404/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment



803/603 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment



1208/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 27/09/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951