

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

1001/601 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,550,000

&

\$1,620,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Melbourne

Period - From 19/08/2024

to

18/08/2025

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	33/461 St Kilda Rd MELBOURNE 3004	\$1,700,000	28/05/2025
2	803/454 St Kilda Rd MELBOURNE 3004	\$1,690,000	24/05/2025
3	5W/481 St Kilda Rd MELBOURNE 3004	\$1,750,000	28/03/2025

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:

19/08/2025 10:10



3 2 2

Property Type: Apartment
Land Size: 154 SQM sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,620,000
Median Unit Price
19/08/2024 - 18/08/2025: \$510,000

Comparable Properties

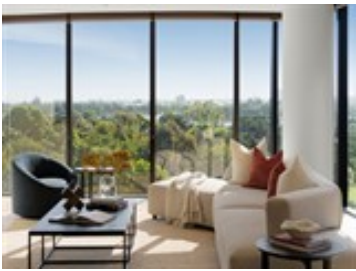


33/461 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment



803/454 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,690,000
Method: Private Sale
Date: 24/05/2025
Property Type: Apartment



5W/481 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Private Sale
Date: 28/03/2025
Property Type: Unit

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



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