

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 \$1,660,000

&

\$1,760,000

Median sale price

Median price \$532,900

Property Type Unit

Suburb Melbourne

Period - From 04/06/2024

to

03/06/2025

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	803/454 St Kilda Rd MELBOURNE 3004	\$1,690,000	24/05/2025
2	5W/481 St Kilda Rd MELBOURNE 3004	\$1,750,000	28/03/2025
3	1006/469 St Kilda Rd MELBOURNE 3004	\$1,756,000	12/12/2024

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:

04/06/2025 10:45



3
 2
 2

Property Type: Apartment/Unit

Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price

\$1,660,000 - \$1,760,000

Median Unit Price

04/06/2024 - 03/06/2025: \$532,900

Comparable Properties



803/454 St Kilda Rd MELBOURNE 3004 (REI)

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



1006/469 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,756,000

Method: Private Sale

Date: 12/12/2024

Property Type: Apartment

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