

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

1007/601-605 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

30/539 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000	04-Mar-26
315/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$670,000	19-Dec-25
803/603 ST KILDA ROAD MELBOURNE VIC 3004	\$640,000	19-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 25 May 2026



**30/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$690,000** Sold Date **04-Mar-26**

Distance **0.6km**



**315/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$670,000** Sold Date **19-Dec-25**

Distance **0.4km**



**803/603 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$640,000** Sold Date **19-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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