

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

101/360 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

404/360 ST KILDA ROAD MELBOURNE VIC 3004	\$795,000	16-Jul-25
517/360 ST KILDA ROAD MELBOURNE VIC 3004	\$825,000	29-Apr-26
711/35 ALBERT ROAD MELBOURNE VIC 3004	\$540,000	18-Jun-26

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: 30 June 2026


**404/360 ST KILDA ROAD
MELBOURNE VIC 3004**

 2
  2
  1

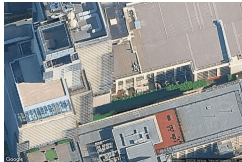
Sold Price

\$795,000

Sold Date

16-Jul-25

Distance

0km

**517/360 ST KILDA ROAD
MELBOURNE VIC 3004**

 2
  2
  2

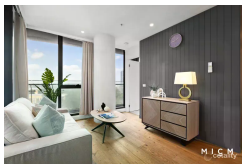
Sold Price

\$825,000

Sold Date

29-Apr-26

Distance

0km

**711/35 ALBERT ROAD MELBOURNE
VIC 3004**

 2
  1
  1

Sold Price

^{RS} **\$540,000**

Sold Date

18-Jun-26

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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