

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

\$630,000

&

\$670,000

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

315/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$670,000	19-Dec-25
517/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$650,000	05-Feb-26
509/70 QUEENS ROAD MELBOURNE VIC 3004	\$630,000	18-May-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: 15 June 2026



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

2 2 1

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

Distance **0.4km**



**517/7 CLAREMONT STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$650,000** Sold Date **05-Feb-26**

Distance **1.73km**



**509/70 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$630,000** Sold Date **18-May-26**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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