

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

317/6 HIGH STREET WINDSOR VIC 3181	\$720,000	19-Jan-26
1118/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000	10-Jan-26
404/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$660,000	20-Jan-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: 24 April 2026



**317/6 HIGH STREET WINDSOR VIC 3181**

2 2 1

Sold Price

**\$720,000**

Sold Date

**19-Jan-26**

Distance

**0.13km**



**1118/555-563 ST KILDA ROAD MELBOURNE VIC 3004**

2 2 1

Sold Price

**\$690,000**

Sold Date

**10-Jan-26**

Distance

**0.4km**



**404/555-563 ST KILDA ROAD MELBOURNE VIC 3004**

2 2 1

Sold Price

**\$660,000**

Sold Date

**20-Jan-26**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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