

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

1306/605 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

35/632 ST KILDA ROAD MELBOURNE VIC 3004	\$650,000	08-Jul-24
626/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$639,000	13-Mar-24
40/32 QUEENS ROAD MELBOURNE VIC 3004	\$645,000	21-Jan-24

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: 14 October 2024



**35/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$650,000** Sold Date **08-Jul-24**

Distance **0.39km**



**626/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$639,000** Sold Date **13-Mar-24**

Distance **0.4km**



**40/32 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 -

Sold Price **\$645,000** Sold Date **21-Jan-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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