

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

406/605 ST KILDA ROAD MELBOURNE VIC 3004	\$690,000	27-Mar-23
1301/605 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	02-Dec-22
1605/572 ST KILDA ROAD MELBOURNE VIC 3004	\$695,000	13-Jan-23

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: 07 June 2023



**406/605 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$690,000** Sold Date **27-Mar-23**

Distance **0km**



**1301/605 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$700,000** Sold Date **02-Dec-22**

Distance **0km**



**1605/572 ST KILDA ROAD  
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$695,000** Sold Date **13-Jan-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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