

# 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

1001/601 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,660,000

&

\$1,760,000

### Median sale price

Median price \$532,900

Property Type Unit

Suburb Melbourne

Period - From 04/06/2024

to

03/06/2025

Source Property Data

### 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 six 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
1	803/454 St Kilda Rd MELBOURNE 3004	\$1,690,000	24/05/2025
2	5W/481 St Kilda Rd MELBOURNE 3004	\$1,750,000	28/03/2025
3	1006/469 St Kilda Rd MELBOURNE 3004	\$1,756,000	12/12/2024

**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 six months.~~

This Statement of Information was prepared on:

04/06/2025 10:45



3   
 2   
 2

**Property Type:** Apartment/Unit

**Land Size:** 154 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,660,000 - \$1,760,000

**Median Unit Price**

04/06/2024 - 03/06/2025: \$532,900

## Comparable Properties



**803/454 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,690,000

**Method:** Private Sale

**Date:** 24/05/2025

**Property Type:** Apartment



**5W/481 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** Unit



**1006/469 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,756,000

**Method:** Private Sale

**Date:** 12/12/2024

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951