

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
17/632 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 \$545,000 & \$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>	Melbourne <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>	Cotality <input type="text"/>

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
91/632 ST KILDA ROAD MELBOURNE VIC 3004	580000	22-Aug-25

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.

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**91/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

580000 Sold Date **22-Aug-25**

Distance

-

RS = Recent sale **UN** = Undisclosed Sale

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