

# 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

37/431 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 \$670,000

&

\$710,000

### Median sale price

Median price \$536,500

Property Type Unit

Suburb Melbourne

Period - From 04/05/2024

to

03/05/2025

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	58/431 St Kilda Rd MELBOURNE 3004	\$670,000	25/03/2025
2	100/431 St Kilda Rd MELBOURNE 3004	\$675,000	13/02/2025
3	101/601 St Kilda Rd MELBOURNE 3004	\$725,000	07/11/2024

**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:

04/05/2025 21:40



**Property Type:** Office  
(Strata/Subdivided Office)  
Agent Comments

**Indicative Selling Price**  
\$670,000 - \$710,000  
**Median Unit Price**  
04/05/2024 - 03/05/2025: \$536,500

Comparable Properties

58/431 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



**Price:** \$670,000  
**Method:**  
**Date:** 25/03/2025  
**Property Type:** Apartment



100/431 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 13/02/2025  
**Property Type:** Apartment  
**Land Size:** 79 sqm approx

101/601 St Kilda Rd MELBOURNE 3004 (VG) Agent Comments



**Price:** \$725,000  
**Method:** Sale  
**Date:** 07/11/2024  
**Property Type:** Subdivided Flat - Single OYO Flat