

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 407/603 St Kilda Road, Melbourne, VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$370,000

&

\$390,000

Median sale price

Median price

\$370,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

01/07/2024

to

30/06/2025

Source

REA

Comparable property sales

A These are two properties sold within five kilometres of the property for sale in the last 18 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
107/555 ST KILDA ROAD, MELBOURNE VIC 3004	\$380,000	21/05/2025
1112/14 QUEENS ROAD, MELBOURNE VIC 3004	\$385,000	27/05/2025

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 05/08/2025