

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

502/605 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

\$395,000

&

\$434,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

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

810/594 ST KILDA ROAD MELBOURNE VIC 3004	\$380,000	05-Nov-24
110/70 QUEENS ROAD MELBOURNE VIC 3004	\$437,000	18-Nov-24
615/70 QUEENS ROAD MELBOURNE VIC 3004	\$437,000	09-Sep-24

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: 11 June 2025

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**810/594 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$380,000** Sold Date **05-Nov-24**

Distance **0.22km**



**110/70 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$437,000** Sold Date **18-Nov-24**

Distance **0.23km**



**615/70 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price Sold Date **09-Sep-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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