

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

608/478A 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

\$650,000

&

\$680,000

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

420/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$680,000	14-Apr-25
512/605 ST KILDA ROAD MELBOURNE VIC 3004	\$762,000	27-May-16
701/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$670,000	02-May-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.~~

This Statement of Information was prepared on: 25 June 2025



**420/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$680,000** Sold Date **14-Apr-25**

Distance **0.62km**



**512/605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$762,000** Sold Date **27-May-16**

Distance **1km**



**701/8 BOWEN CRESCENT
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$670,000** Sold Date **02-May-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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