

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

8/628 St Kilda Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Melbourne

Period - From 22/10/2024

to

21/10/2025

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	12/628 St Kilda Rd MELBOURNE 3004	\$890,000	09/09/2025
2	15/149 Fitzroy St ST KILDA 3182	\$912,500	08/09/2025
3	55/151 Fitzroy St ST KILDA 3182	\$905,000	06/09/2025

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:

22/10/2025 15:15

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

22/10/2024 - 21/10/2025: \$510,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/628 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 1 1

Price: \$890,000

Method: Private Sale

Date: 09/09/2025

Property Type: Apartment



15/149 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$912,500

Method: Private Sale

Date: 08/09/2025

Property Type: Apartment



55/151 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

3 1 1

Price: \$905,000

Method: Private Sale

Date: 06/09/2025

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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