

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

803/505 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 10/07/2024 to 09/07/2025 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	104/601 St Kilda Rd MELBOURNE 3004	\$720,000	30/05/2025
2	512/601 St Kilda Rd MELBOURNE 3004	\$685,000	08/04/2025
3	621/555 St Kilda Rd MELBOURNE 3004	\$675,888	17/03/2025

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: 10/07/2025 10:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$685,000 - \$750,000
Median Unit Price
10/07/2024 - 09/07/2025: \$530,000

Comparable Properties



104/601 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment



512/601 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment



621/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$675,888
Method: Private Sale
Date: 17/03/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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