

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

803/603 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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	610/450 St Kilda Rd MELBOURNE 3004	\$658,000	01/10/2025
2	52/604 St Kilda Rd MELBOURNE 3004	\$670,000	01/10/2025
3	210/603 St Kilda Rd MELBOURNE 3004	\$640,000	13/08/2025

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:

01/12/2025 09:00

Imogen Stokes

0418 767 342

imogen@whitefoxrealestate.com.au



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

September quarter 2025: \$470,000

Comparable Properties

**610/450 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

2
 2
 1

Price: \$658,000**Method:** Private Sale**Date:** 01/10/2025**Property Type:** Apartment**52/604 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

2
 2
 1

Price: \$670,000**Method:** Private Sale**Date:** 01/10/2025**Property Type:** Apartment**210/603 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

2
 2
 1

Price: \$640,000**Method:** Private Sale**Date:** 13/08/2025**Property Type:** Apartment

Account - Whitefox Real Estate | P: 96459699