

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

90/632 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

54/632 ST KILDA ROAD MELBOURNE VIC 3004	\$585,000	03-Jun-25
165/632 ST KILDA ROAD MELBOURNE VIC 3004	\$610,000	16-Apr-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.

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**54/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$585,000** Sold Date **03-Jun-25**

Distance **0km**



**165/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$610,000** Sold Date **16-Apr-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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