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

91/632 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3 ມາດລາບບບ	&	\$615,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$595,000	Property type	Unit	Suburb	Melbourne					

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale	
165/632 ST KILDA ROAD MELBOURNE VIC 3004	\$610,000	16-Apr-25	
504/603 ST KILDA ROAD MELBOURNE VIC 3004	\$610,000	26-Mar-25	
1306/605 ST KILDA ROAD MELBOURNE VIC 3004	\$618,000	25-Feb-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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McGrath

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Distance

0.4km

165/632 ST KILDA ROAD MELBOURNE VIC 3004	Sold Price	\$610,000	Sold Date Distance	16-Apr-25 Okm
 504/603 ST KILDA ROAD MELBOURNE VIC 3004	Sold Price		Sold Date Distance	26-Mar-25 0.4km
1306/605 ST KILDA ROAD MELBOURNE VIC 3004	Sold Price	\$618,000	Sold Date	25-Feb-25

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RS = Recent sale UN = Undisclosed Sale

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