

# 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

12a/635 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,575,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

17/06/2024

to

16/06/2025

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	501/601 St Kilda Rd MELBOURNE 3004	\$1,500,000	23/12/2024
2			
3			

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:

17/06/2025 10:10



3 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,575,000

**Median Unit Price**  
17/06/2024 - 16/06/2025: \$520,000

## Comparable Properties



**501/601 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 23/12/2024  
**Property Type:** Apartment

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.