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

G01/601 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting				
Range betweer	n \$500,000		&		\$550,000					
Median sale price										
Median price	\$469,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/07/2024	to	30/06/2025	,	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	902A/582 St Kilda Rd MELBOURNE 3004	\$533,000	04/04/2025
2	514/576-578 St Kilda Rd MELBOURNE 3004	\$533,000	13/02/2025
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:

14/07/2025 13:55



G01/601 St Kilda Road, Melbourne Vic 3004

WHIJEFOX





Property Type: Strata Unit/Flat Agent Comments

Imogen Stokes 0418 767 342 imogen@whitefoxrealestate.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending June 2025: \$469,000

Comparable Properties

902A/582 St Kilda Rd MELBOURNE 3004 (REI/VG) Image: 1 Image: 1 Price: \$533,000 Method: Private Sale Date: 04/04/2025 Property Type: Apartment	Agent Comments
514/576-578 St Kilda Rd MELBOURNE 3004 (REI) 1 1 1 1 1 1 1 Price: \$533,000 Method: Private Sale Date: 13/02/2025 Property Type: Apartment	Agent Comments

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.

Account - Whitefox Real Estate | P: 96459699



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