

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

34/632 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 23/07/2024

to 22/07/2025

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	117/431 St Kilda Rd MELBOURNE 3004	\$675,000	12/07/2025
2	37/431 St Kilda Rd MELBOURNE 3004	\$690,000	04/07/2025
3	512/601 St Kilda Rd MELBOURNE 3004	\$685,000	08/04/2025

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:

23/07/2025 10:34



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
23/07/2024 - 22/07/2025: \$525,000

Comparable Properties



117/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 12/07/2025
Property Type: Unit



37/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment



512/601 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$685,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999