

# 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

74/604 St Kilda Road, St Kilda Vic 3182

### Indicative selling price

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

Range between \$500,000 & \$545,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2024 to 31/03/2025 Source 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 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	705/101 St Kilda Rd ST KILDA 3182	\$513,000	16/06/2025
2	604/181 St Kilda Rd ST KILDA 3182	\$578,000	09/05/2025
3	906/6 St Kilda Rd ST KILDA 3182	\$531,800	16/01/2025

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:

02/07/2025 15:54



2   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$500,000 - \$545,000

**Median Unit Price**

Year ending March 2025: \$520,000

## Comparable Properties



**705/101 St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$513,000

**Method:** Private Sale

**Date:** 16/06/2025

**Property Type:** Apartment



**604/181 St Kilda Rd ST KILDA 3182 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$578,000

**Method:** Private Sale

**Date:** 09/05/2025

**Property Type:** Apartment



**906/6 St Kilda Rd ST KILDA 3182 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$531,800

**Method:** Private Sale

**Date:** 16/01/2025

**Property Type:** Apartment

**Land Size:** 72 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951