

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 407/605 St Kilda Road, Melbourne, Vic 3004

Indicative selling price

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

Single price or range between \$690,000 & \$724,500

Median sale price

Median price \$610,000 Property type *Apartment* Suburb Melbourne

Period - From June 2024 to June 2025 Source Real Estate.com

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 1306/605 St Kilda Road, Melbourne, Vic 3004	\$618,000	25 Feb 2025
2 1616/555 St Kilda Road, Melbourne, Vic 3004	\$710,000	06 Mar 2025
3 408/605 St Kilda Road, Melbourne, Vic 3004	\$700,000	15 Apr 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: 30/6/2025