

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

1109/576 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2026

to 30/06/2026

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.

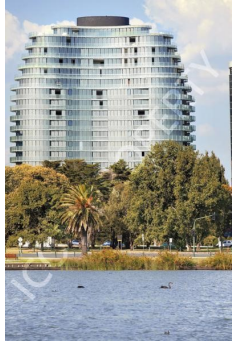
	Address of comparable property	Price	Date of sale
1	58 High St WINDSOR 3181	\$1,350,000	13/06/2026
2	901/1 Roy St MELBOURNE 3004	\$1,380,000	19/03/2026
3	1/24 Green St WINDSOR 3181	\$1,355,000	28/02/2026

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:

31/08/2026 20:27



 3  2  2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
June quarter 2026: \$470,000

Comparable Properties



58 High St WINDSOR 3181 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)



901/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,380,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment



1/24 Green St WINDSOR 3181 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,355,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400