

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

1304/605 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

109/105 PUNT ROAD WINDSOR VIC 3181	\$750,000	04-May-26
1206/480 ST KILDA ROAD MELBOURNE VIC 3004	\$740,000	20-Mar-26
802/3 YARRA STREET SOUTH YARRA VIC 3141	\$720,000	08-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 04 June 2026



**109/105 PUNT ROAD WINDSOR
VIC 3181**

2 2 1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **04-May-26**

Distance **0.18km**



**1206/480 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$740,000** Sold Date **20-Mar-26**

Distance **0.97km**



**802/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$720,000** Sold Date **08-Apr-26**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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