

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

1E/635 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$478,888

Property Type Unit

Suburb Melbourne

Period - From 01/01/2026

to

31/03/2026

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	405/5 Alma Rd ST KILDA 3182	\$941,000	02/04/2026
2			
3			

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:

11/05/2026 11:24



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2026: \$478,888

Comparable Properties



405/5 Alma Rd ST KILDA 3182 (REI)

2 2 1

Price: \$941,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment

Agent Comments

2 x bed, 2 x bath, 1 x car -
contemporary style, 0.68km from
subject property

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.