

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

604/360 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

1011/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$815,000	17-Mar-26
203/442 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	21-Jan-26
2710/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$850,000	12-Feb-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: 20 March 2026



**1011/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

2 2 1

Sold Price

^{RS}

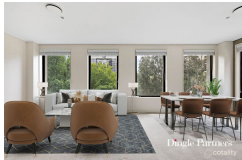
\$815,000

Sold Date

17-Mar-26

Distance

0.16km



**203/442 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price

\$720,000

Sold Date

21-Jan-26

Distance

0.84km



**2710/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

2 2 2

Sold Price

^{RS}

\$850,000

Sold Date

12-Feb-26

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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