

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

606/480 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Melbourne

Period - From

02/09/2025

to

01/09/2026

Source

Property Data

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	9E/635 St Kilda Rd MELBOURNE 3004	\$780,000	17/04/2026
2	1206/480 St Kilda Rd MELBOURNE 3004	\$740,000	20/03/2026
3	305/582 St Kilda Rd MELBOURNE 3004	\$775,000	19/03/2026

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:

02/09/2026 12:43



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

02/09/2025 - 01/09/2026: \$490,000

Comparable Properties



9E/635 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 2
 1

Price: \$780,000

Method: Private Sale

Date: 17/04/2026

Property Type: Apartment



1206/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$740,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



305/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 1

Price: \$775,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999