

## 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

77/604 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$325,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

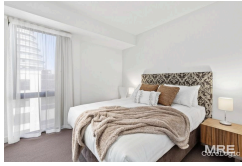
Date of sale

1228/572 ST KILDA ROAD MELBOURNE VIC 3004	\$335,000	04-Apr-25
406/2A HENRY STREET WINDSOR VIC 3181	\$377,000	02-Apr-25
5/1A ST KILDA ROAD ST KILDA VIC 3182	\$340,000	18-Apr-25

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: 11 May 2025



**1228/572 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price

<sup>RS</sup>

**\$335,000**

Sold Date

**04-Apr-25**

Distance

**0.41km**



**406/2A HENRY STREET WINDSOR  
VIC 3181**

1 1 1

Sold Price

<sup>RS</sup>

**\$377,000**

<sup>UN</sup>

Sold Date

**02-Apr-25**

Distance

**0.48km**



**5/1A ST KILDA ROAD ST KILDA VIC  
3182**

1 1 1

Sold Price

<sup>RS</sup>

**\$340,000**

<sup>UN</sup>

Sold Date

**18-Apr-25**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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