

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

806/582 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Flats

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

501/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$1,500,000	23-Dec-24
902/181 FITZROY STREET ST KILDA VIC 3182	\$1,710,000	13-Jun-25
803/454 ST KILDA ROAD MELBOURNE VIC 3004	\$1,690,000	23-May-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.~~

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**501/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,500,000** Sold Date **23-Dec-24**

Distance **0.25km**



**902/181 FITZROY STREET ST
KILDA VIC 3182**

 3  2  2

Sold Price **\$1,710,000** Sold Date **13-Jun-25**

Distance **0.96km**



**803/454 ST KILDA ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **\$1,690,000** Sold Date **23-May-25**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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