

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

g07/598 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$495,000

Property Type Unit

Suburb Melbourne

Period - From 04/08/2025

to

03/08/2026

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	63/418 St Kilda Rd MELBOURNE 3004	\$592,000	28/06/2026
2	116/416a St Kilda Rd MELBOURNE 3004	\$650,000	30/05/2026
3	90/632 St Kilda Rd MELBOURNE 3004	\$600,000	07/04/2026

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:

04/08/2026 13:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
04/08/2025 - 03/08/2026: \$495,000

Comparable Properties



63/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$592,000
Method: Private Sale
Date: 28/06/2026
Property Type: Apartment



116/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 30/05/2026
Property Type: Apartment



90/632 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment

Account - Heavyside



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