

## 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

1004/605 ST KILDA ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

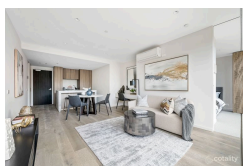
Date of sale

104/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$720,000	30-May-25
904/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$760,000	17-Mar-25
705/605 ST KILDA ROAD MELBOURNE VIC 3004	\$718,000	22-Aug-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 2026



**104/601-605 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$720,000** Sold Date **30-May-25**

Distance **0km**



**904/601-605 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$760,000** Sold Date **17-Mar-25**

Distance **0km**



**705/605 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$718,000** Sold Date **22-Aug-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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