

# 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 58/604 St Kilda Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$539,000

### Median sale price

Median price \$511,900

Property Type Unit

Suburb Melbourne

Period - From 15/04/2025

to 14/04/2026

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	10/13 Motherwell St SOUTH YARRA 3141	\$515,000	10/03/2026
2	5/28 Carlisle St ST KILDA 3182	\$565,000	06/03/2026
3	G02/601 St Kilda Rd MELBOURNE 3004	\$552,000	18/02/2026

**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:

15/04/2026 09:13



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$539,000  
**Median Unit Price**  
 15/04/2025 - 14/04/2026: \$511,900

## Comparable Properties



**10/13 Motherwell St SOUTH YARRA 3141 (REI/VG)**

[Agent Comments](#)

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**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** Apartment



**5/28 Carlisle St ST KILDA 3182 (REI/VG)**

[Agent Comments](#)

1   
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**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 06/03/2026  
**Property Type:** Apartment



**G02/601 St Kilda Rd MELBOURNE 3004 (REI)**

[Agent Comments](#)

1   
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**Price:** \$552,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140