

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 3004

Indicative selling price

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

Range between

\$495,000

&

\$540,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

08/07/2025

to

07/07/2026

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	806/83 Queens Rd MELBOURNE 3004	\$498,000	19/06/2026
2	1208/576-578 St Kilda Rd MELBOURNE 3004	\$525,000	30/03/2026
3	410/70 Queens Rd MELBOURNE 3004	\$515,000	13/02/2026

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:

08/07/2026 14:11



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

08/07/2025 - 07/07/2026: \$500,000

Comparable Properties



806/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$498,000

Method: Private Sale

Date: 19/06/2026

Property Type: Apartment



1208/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$525,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



410/70 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1
 1
 1

Price: \$515,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment

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