

# 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

1E/635 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)

Range between \$850,000 & \$930,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 23/05/2025 to 22/05/2026 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	1101/181-185 St Kilda Rd ST KILDA 3182	\$862,000	18/04/2026
2	405/5 Alma Rd ST KILDA 3182	\$941,000	02/04/2026
3			

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:

23/05/2026 15:36

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2   2   1

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

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median Unit Price**  
23/05/2025 - 22/05/2026: \$500,000

## Comparable Properties



**1101/181-185 St Kilda Rd ST KILDA 3182 (REI)**

2   2   2

**Price:** \$862,000  
**Method:** Private Sale  
**Date:** 18/04/2026  
**Property Type:** Apartment

**Agent Comments**

Contemporary apartment, 2 x bed, 2 x bath, 2 x car



**405/5 Alma Rd ST KILDA 3182 (REI)**

2   2   1

**Price:** \$941,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** Apartment

**Agent Comments**

Contemporary apartment, 2 x bed, 2 x bath, 1 x car

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.

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