

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

57/604 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	201/539 St Kilda Rd MELBOURNE 3004	\$370,000	06/06/2025
2	201/200 St Kilda Rd ST KILDA 3182	\$370,000	02/06/2025
3	208/74 Queens Rd MELBOURNE 3004	\$370,000	01/06/2025

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:

02/07/2025 17:53

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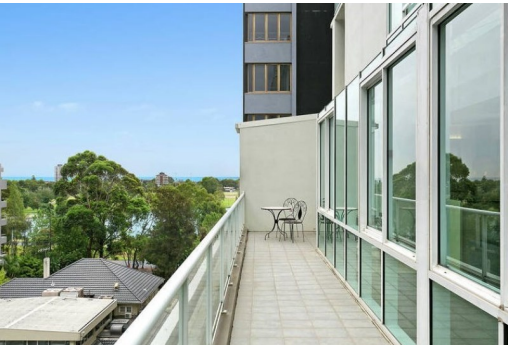
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Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending March 2025: \$470,000



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Comparable Properties



201/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$370,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment



201/200 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$370,000

Method: Private Sale

Date: 02/06/2025

Property Type: Apartment



208/74 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$370,000

Method: Private Sale

Date: 01/06/2025

Property Type: Apartment

Land Size: 57 sqm approx

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