

## 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

17/632 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

\$539,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

206/77 QUEENS ROAD MELBOURNE VIC 3004	\$535,000	29-Sep-25
704/610 ST KILDA ROAD MELBOURNE VIC 3004	\$540,000	30-Sep-25
216/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$530,000	29-Oct-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: 02 February 2026



206/77 QUEENS ROAD  
MELBOURNE VIC 3004

2 2 1

Sold Price <sup>RS</sup> **\$535,000** <sup>UN</sup> Sold Date **29-Sep-25**

Distance **0.23km**



704/610 ST KILDA ROAD  
MELBOURNE VIC 3004

2 1 1

Sold Price **\$540,000** Sold Date **30-Sep-25**

Distance **0.27km**



216/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004

2 1 1

Sold Price <sup>RS</sup> **\$530,000** <sup>UN</sup> Sold Date **29-Oct-25**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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