

## 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

52/604 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

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

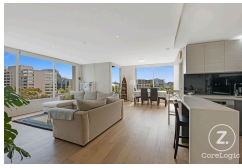
Date of sale

903/82 QUEENS ROAD MELBOURNE VIC 3004	\$740,000	08-Sep-24
120/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$685,000	29-Oct-24
919/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	07-Aug-24

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: 22 January 2025

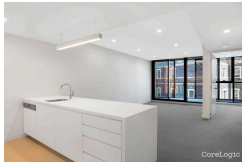


**903/82 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$740,000** Sold Date **08-Sep-24**

Distance **0.32km**

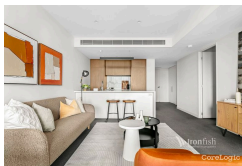


**120/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$685,000** Sold Date **29-Oct-24**

Distance **0.43km**



**919/555-563 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$750,000** Sold Date **07-Aug-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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