

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

408/603 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$670000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

1606/594 ST KILDA ROAD MELBOURNE VIC 3004	\$785,000	25-Jun-26
105/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$780,000	07-Apr-26
405/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	02-Mar-26

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.~~

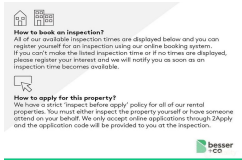
This Statement of Information was prepared on: 27 July 2026


**1606/594 ST KILDA ROAD
MELBOURNE VIC 3004**

 2
  2
  -

Sold Price ^{RS} **\$785,000** Sold Date **25-Jun-26**

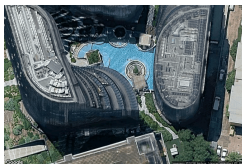
Distance **0.24km**


**105/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2
  2
  2

Sold Price **\$780,000** Sold Date **07-Apr-26**

Distance **0km**


**405/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2
  2
  -

Sold Price **\$800,000** Sold Date **02-Mar-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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