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	1c/635 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Single price $459,000

Median sale price

Median price $478,888 Property Type Unit Suburb Melbourne

Period - From 01/01/2026 to 31/03/2026 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	414/610 St Kilda Rd MELBOURNE 3004	$550,000	05/03/2026
2	1116/555 St Kilda Rd MELBOURNE 3004	$600,000	14/01/2026
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: 13/05/2026 08:05

1c/635 St Kilda Road, Melbourne Vic 3004



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$459,000
Median Unit Price
March quarter 2026: $478,888

Comparable Properties



414/610 St Kilda Rd MELBOURNE 3004 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment

Agent Comments



1116/555 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 14/01/2026
Property Type: Unit

Agent Comments

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 - Buxton Stonnington | P: 03 9510 1966

REIV THE DIFFERENCE

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