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	414/610 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	$540,000	&	$560,000

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
704/610 ST KILDA ROAD MELBOURNE VIC 3004	$540,000	30-Sep-25
1114/610 ST KILDA ROAD MELBOURNE VIC 3004	$545,000	30-Oct-25
612/12 QUEENS ROAD MELBOURNE VIC 3004	$540,000	04-Aug-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: 03 February 2026

LANGWELL HARPER

Peter Daicos

M 0413757357

E peterd@langwellharper.com.au



704/610 ST KILDA ROAD MELBOURNE VIC 3004

2 1 1

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

Distance **0km**



1114/610 ST KILDA ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$545,000** Sold Date **30-Oct-25**

Distance **0km**



612/12 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$540,000** Sold Date **04-Aug-25**

Distance **1.56km**

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

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