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	63/418 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between $625,000 & $675,000

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	71/39 Dorcas St SOUTH MELBOURNE 3205	$630,000	03/04/2026
2	106/15 Queens Rd MELBOURNE 3004	$625,000	02/04/2026
3	52/416 St Kilda Rd MELBOURNE 3004	$625,888	18/02/2026

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: 12/05/2026 10:13

63/418 St Kilda Road, Melbourne Vic 3004

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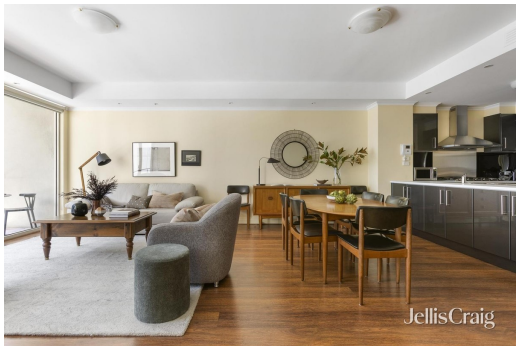

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$625,000 - $675,000
Median Unit Price
March quarter 2026: $478,888

Comparable Properties



71/39 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 03/04/2026
Property Type: Apartment

Agent Comments



106/15 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Price: $625,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

Agent Comments



52/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $625,888
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment

Agent Comments

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