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	54/632 St Kilda Road, Melbourne VIC 3004

Indicative selling price

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

Range between $560,000 & $580,000

Median sale price

Median price $595,000 Property Type Unit Suburb Melbourne

Period - From 26/11/2024 to 25/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
165/632 St Kilda Road Melbourne VIC 3004	$610,000	16/04/2025
504/603 St Kilda Road Melbourne VIC 3004	$610,000	26/03/2025
614/181 Fitzroy Street St Kilda VIC 3182	$585,000	18/03/2025

This Statement of Information was prepared on: 27/05/2025