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	104/601 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between $720,000 & $760,000

Median sale price

Median price $536,000 Property Type Unit Suburb Melbourne

Period - From 20/05/2024 to 19/05/2025 Source Property Data

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	508/8 Bowen Cr MELBOURNE 3004	$730,000	08/05/2025
2	904/601 St Kilda Rd MELBOURNE 3004	$760,000	17/03/2025
3	205/181 Fitzroy St ST KILDA 3182	$750,000	04/02/2025

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: 20/05/2025 16:00

104/601 St Kilda Road, Melbourne Vic 3004



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$720,000 - $760,000
Median Unit Price
20/05/2024 - 19/05/2025: $536,000

Comparable Properties



508/8 Bowen Cr MELBOURNE 3004 (REI)

2 2 1

Price: $730,000
Method: Private Sale
Date: 08/05/2025
Property Type: Apartment

Agent Comments



904/601 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $760,000
Method: Private Sale
Date: 17/03/2025
Property Type: Apartment

Agent Comments



205/181 Fitzroy St ST KILDA 3182 (REI/VG)

2 2 1

Price: $750,000
Method: Private Sale
Date: 04/02/2025
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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