MICM

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	87/604 St Kilda Road, Melbourne, 3004

Indicative selling price

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

Single price		or range between	$920,000.00	&	$990,000.00

Median sale price

Median price	$600,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE

Period - From	Aug 2024	to	Jul 2025	Source	Cotality

Comparable property sales

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: Wednesday 20th August 2025