Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	64/604 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	$499,000.00	&	$530,000.00

Median sale price

Median price	$600,000.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Sep 2024	to	Aug 2025	Source	Cotality

Comparable property sales

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
405/539 ST KILDA ROAD MELBOURNE VIC 3004	$507,500.00	26/08/2025
3/5 CLIFTON STREET PRAHRAN VIC 3181	$530,000.00	18/07/2025
13/170 ST KILDA ROAD ST KILDA VIC 3182	$525,000.00	12/05/2025

This Statement of Information was prepared on: Friday 05th September 2025