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	704/610 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$535,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

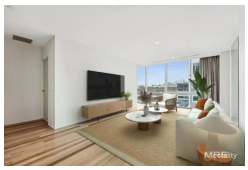
Address of comparable property	Price	Date of sale
74/604 ST KILDA ROAD MELBOURNE VIC 3004	$530,000	25-Jul-25
22/1 RALEIGH STREET WINDSOR VIC 3181	$535,000	04-Jul-25
504/603 ST KILDA ROAD MELBOURNE VIC 3004	$610,000	26-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 18 September 2025

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74/604 ST KILDA ROAD MELBOURNE VIC 3004

2 2 2

Sold Price RS **$530,000** Sold Date **25-Jul-25**

Distance **0.09km**



22/1 RALEIGH STREET WINDSOR VIC 3181

2 1 2

Sold Price RS **$535,000** Sold Date **04-Jul-25**

Distance **0.15km**



504/603 ST KILDA ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$610,000** Sold Date **26-Mar-25**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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