

# 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

58/632 St Kilda Road, Melbourne Vic 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$610,000

### Median sale price

Median price \$478,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2025

to 30/06/2026

Source REIV

### 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 | 311/603 St Kilda Rd MELBOURNE 3004 | \$590,000 | 16/07/2026   |
| 2 | 88/632 St Kilda Rd MELBOURNE 3004  | \$575,000 | 17/06/2026   |
| 3 | 90/632 St Kilda Rd MELBOURNE 3004  | \$600,000 | 07/04/2026   |

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:

29/09/2026 10:42

 2
  1
  1

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$570,000 - \$610,000

**Median Unit Price**

Year ending June 2026: \$478,000

## Comparable Properties



**311/603 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 2
  2
  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 16/07/2026

**Property Type:** Apartment



**88/632 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 17/06/2026

**Property Type:** Apartment



**90/632 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 07/04/2026

**Property Type:** Apartment