

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

39/632 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

54/632 ST KILDA ROAD MELBOURNE VIC 3004	\$585,000	03-Jun-25
1203/74 QUEENS ROAD MELBOURNE VIC 3004	\$560,000	23-Apr-25
803/605 ST KILDA ROAD MELBOURNE VIC 3004	\$600,000	12-May-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: 29 August 2025

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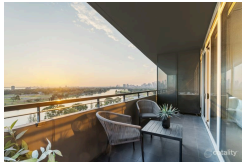


**54/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$585,000** Sold Date **03-Jun-25**

Distance **0km**

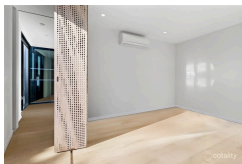


**1203/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$560,000** Sold Date **23-Apr-25**

Distance **0.28km**



**803/605 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$600,000** Sold Date **12-May-25**

Distance **0.4km**

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

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