

# 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 88/632 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 \$590,000 & \$640,000

### Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 31/03/2026 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	1502/605 St Kilda Rd MELBOURNE 3004	\$630,000	20/03/2026
2	121/416a St Kilda Rd MELBOURNE 3004	\$620,000	12/03/2026
3	52/416 St Kilda Rd MELBOURNE 3004	\$625,888	18/02/2026

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: 26/05/2026 11:34

88/632 St Kilda Road, Melbourne Vic 3004



 2  1  2

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 4645.382 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
Year ending March 2026: \$485,000

## Comparable Properties



1502/605 St Kilda Rd MELBOURNE 3004 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 20/03/2026  
**Property Type:** Apartment



121/416a St Kilda Rd MELBOURNE 3004 (REI)

[Agent Comments](#)

 2  1  1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** Apartment



52/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$625,888  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** Apartment

Account - McGrath South Yarra



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