

# 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 605/505 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 06/11/2024 to 05/11/2025 Source Property Data

### 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	1603/2-14 Albert Rd SOUTH MELBOURNE 3205	\$1,515,000	07/10/2025
2	904/22 Kings PI SOUTH MELBOURNE 3205	\$1,315,000	25/07/2025
3	65/1 Albert Rd MELBOURNE 3004	\$1,400,000	15/05/2025

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: 06/11/2025 12:46



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**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 140 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median Unit Price**  
 06/11/2024 - 05/11/2025: \$510,000

## Comparable Properties



1603/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

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  2

**Price:** \$1,515,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** Apartment



904/22 Kings PI SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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  2

**Price:** \$1,315,000  
**Method:** Private Sale  
**Date:** 25/07/2025  
**Property Type:** Apartment



65/1 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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  2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 15/05/2025  
**Property Type:** Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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