

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

10/632 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

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 2026

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

40/78 QUEENS ROAD MELBOURNE VIC 3004	\$470,000	08-Apr-26
203/582 ST KILDA ROAD MELBOURNE VIC 3004	\$497,500	25-Mar-26
417/74 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	02-Dec-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: 14 May 2026

40/78 QUEENS ROAD, MELBOURNE



40/78 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **\$470,000** Sold Date **08-Apr-26**

Distance **0.2km**



203/582 ST KILDA ROAD MELBOURNE VIC 3004

1 1 1

Sold Price **\$497,500** Sold Date **25-Mar-26**

Distance **0.58km**



417/74 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **\$485,000** Sold Date **02-Dec-25**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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