

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

21/628 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

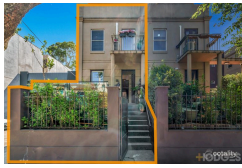
Date of sale

1/119-125 WELLINGTON STREET ST KILDA VIC 3182	\$920,000	23-Mar-26
3/20 YORK STREET ST KILDA WEST VIC 3182	\$917,000	12-Jan-26
13/449 ST KILDA ROAD MELBOURNE VIC 3004	\$935,000	12-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: 30 April 2026



**1/119-125 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

^{RS} **\$920,000**

Sold Date

23-Mar-26

 2  1  2

Distance

0.89km



**3/20 YORK STREET ST KILDA
WEST VIC 3182**

Sold Price

\$917,000

Sold Date

12-Jan-26

 2  1  1

Distance

0.9km



**13/449 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$935,000

Sold Date

12-Dec-25

 3  1  1

Distance

1.54km



**58/453 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$950,500

Sold Date

22-Jan-26

 2  1  1

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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