

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

90/632 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

\$595,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

55/632 ST KILDA ROAD MELBOURNE VIC 3004	\$630,000	21-Oct-24
401/83 QUEENS ROAD MELBOURNE VIC 3004	\$625,000	16-Dec-24

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: 06 March 2026



**55/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$630,000** Sold Date **21-Oct-24**

Distance **0km**



**401/83 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  2

Sold Price **\$625,000** Sold Date **16-Dec-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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