

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

31/632 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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

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

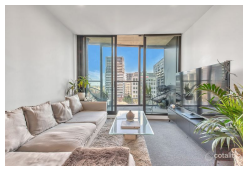
Date of sale

703/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$560,000	03-Sep-24
91/632 ST KILDA ROAD MELBOURNE VIC 3004	\$560,000	21-Aug-25
19/485-489 ST KILDA ROAD MELBOURNE VIC 3004	\$570,000	07-Aug-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: 11 September 2025



**703/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$560,000** Sold Date **03-Sep-24**

Distance **0.79km**



**91/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **21-Aug-25**

Distance **0km**



**19/485-489 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$570,000** Sold Date **07-Aug-25**

Distance **1.32km**

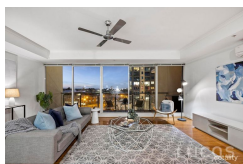


**38/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$600,000** Sold Date **08-Sep-25**

Distance **0km**



**69/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$590,000** Sold Date **20-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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