

## 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

1111/568 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$355,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

901/568 ST KILDA ROAD MELBOURNE VIC 3004	\$384,500	24-Sep-24
1508/568 ST KILDA ROAD MELBOURNE VIC 3004	\$375,000	30-Aug-24
1010/594 ST KILDA ROAD MELBOURNE VIC 3004	\$380,000	04-Nov-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: 14 February 2025

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**901/568 ST KILDA ROAD  
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$384,500** Sold Date **24-Sep-24**

Distance **0km**



**1508/568 ST KILDA ROAD  
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$375,000** Sold Date **30-Aug-24**

Distance **0km**



**1010/594 ST KILDA ROAD  
 MELBOURNE VIC 3004**

1 1 1

Sold Price **\$380,000** Sold Date **04-Nov-24**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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