

# 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

1616/555 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)

Range between \$720,000 & \$775,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 20/02/2024 to 19/02/2025 Source Property Data

### 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 six 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	7/21-25 Macquarie St PRAHRAN 3181	\$765,000	22/01/2025
2	4/110 Caroline St SOUTH YARRA 3141	\$757,000	25/10/2024
3	209/700 Chapel St SOUTH YARRA 3141	\$725,000	10/10/2024

**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 six months.~~

This Statement of Information was prepared on:

20/02/2025 08:37



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$720,000 - \$775,000

**Median Unit Price**

20/02/2024 - 19/02/2025: \$550,000

## Comparable Properties



**7/21-25 Macquarie St PRAHRAN 3181 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 22/01/2025

**Property Type:** Apartment



**4/110 Caroline St SOUTH YARRA 3141 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$757,000

**Method:** Private Sale

**Date:** 25/10/2024

**Property Type:** Apartment



**209/700 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 10/10/2024

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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