

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 432 / 572 St Kilda Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$165,000 & \$180,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Melbourne

Period - From 17/04/2024 to 16/04/2025 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	834/572 St Kilda Rd MELBOURNE 3004	\$165,000	06/01/2025
2	1220/572 St Kilda Rd MELBOURNE 3004	\$175,000	29/11/2024
3	1028/572 St Kilda Rd MELBOURNE 3004	\$165,000	30/04/2023

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: 17/04/2025 12:03



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$165,000 - \$180,000

Median Unit Price

17/04/2024 - 16/04/2025: \$540,000

Comparable Properties



834/572 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1
 1
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Price: \$165,000

Method: Private Sale

Date: 06/01/2025

Property Type: Apartment



1220/572 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2
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Price: \$175,000

Method: Sale

Date: 29/11/2024

Property Type: Subdivided Flat - Single OYO Flat



1028/572 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2
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Price: \$165,000

Method: Sale

Date: 30/04/2023

Property Type: Strata Unit/Flat

Account - Bow Residential | P: (03) 8672 2942