Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	432 / 572 St Kilda Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$540,000	Pro	perty Type Ur	it		Suburb	Melbourne
Period - From	17/04/2024	to	16/04/2025	So	urce	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

Add	dress 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 comparableproperties 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









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)

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Price: \$165,000 Method: Private Sale Date: 06/01/2025

Property Type: Apartment

Agent Comments



1220/572 St Kilda Rd MELBOURNE 3004 (VG)

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2

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6

Price: \$175,000 **Method:** Sale **Date:** 29/11/2024

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



1028/572 St Kilda Rd MELBOURNE 3004 (VG)

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2

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a

Price: \$165,000 Method: Sale Date: 30/04/2023

Property Type: Strata Unit/Flat

Agent Comments

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





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