

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

Unit 1524, 555 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 \$700,000 & \$725,000

Median sale price

Median price \$607,944 Property type 2-bedroom unit Suburb Melbourne 3004

Period - From FEB 2024 to JAN 2025 Source REA

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
705/19 Queens Road, Melbourne	\$692,250	Oct 2024
919/555 St Kilda Rd Melbourne	\$750,000	Oct 2024
911/1 Clara St, South Yarra	\$700,000	Oct 2024

This Statement of Information was prepared on: 10/02/2025