

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

1116/555-563 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

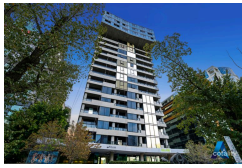
Date of sale

815/568 ST KILDA ROAD MELBOURNE VIC 3004	\$599,500	10-Oct-25
19/73 QUEENS ROAD MELBOURNE VIC 3004	\$605,000	30-Sep-25
1208/480 ST KILDA ROAD MELBOURNE VIC 3004	\$645,000	27-Sep-25

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: 10 November 2025



**815/568 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

^{RS} **\$599,500** ^{UN}

Sold Date **10-Oct-25**

Distance **0.17km**



**19/73 QUEENS ROAD MELBOURNE
VIC 3004**

 2  2  1

Sold Price

^{RS} **\$605,000**

Sold Date **30-Sep-25**

Distance **0.53km**



**1208/480 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

^{RS} **\$645,000**

Sold Date **27-Sep-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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