

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

1226/572 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

\$330,000

or range
between

&

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

509/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$330,000	14-Jun-25
1402/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$352,500	08-Nov-25
107/70 QUEENS ROAD MELBOURNE VIC 3004	\$340,000	23-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: 11 November 2025

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**509/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 -

Sold Price **\$330,000** Sold Date **14-Jun-25**

Distance **0.16km**



**1402/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

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Sold Price ^{RS} **\$352,500** Sold Date **08-Nov-25**

Distance **1.67km**



**107/70 QUEENS ROAD
MELBOURNE VIC 3004**

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Sold Price ^{RS} **\$340,000** Sold Date **23-Sep-25**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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