

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

524/555-563 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

420/555-563 ST KILDA ROAD MELBOURNE VIC 3004	\$680,000	14-Apr-25
315/55 QUEENS ROAD MELBOURNE VIC 3004	\$710,000	15-Jul-25
408/605 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	12-Apr-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: 09 September 2025



**420/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$680,000

Sold Date

14-Apr-25

Distance

0km



**315/55 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

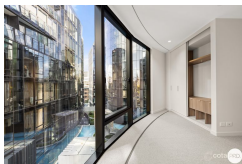
^{RS} **\$710,000**

Sold Date

15-Jul-25

Distance

0.25km



**408/605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

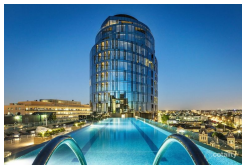
\$700,000

Sold Date

12-Apr-25

Distance

0.4km



**621/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price

\$675,888

Sold Date

16-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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