

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	625/572 St Kilda Road, Melbourne, VIC 3004
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Indicative selling price

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

Price Range	\$260,000	&	\$280,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3004)
Period - From	05/08/2024	to	05/08/2025	Source	www.propertydata.com.au

Comparable property sales

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
725/572 ST KILDA ROAD, MELBOURNE VIC 3004	\$270,000	19/01/2024
1032/572 ST KILDA ROAD, MELBOURNE VIC 3004	\$278,000	22/03/2025
1224/572 ST KILDA ROAD, MELBOURNE VIC 3004	\$270,000	23/04/2025

This Statement of Information was prepared on: 05/08/2025