

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 626/572 St Kilda Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$270,000 & \$290,000

Median sale price

Median price \$488,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

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
1	8/52 Alma Rd ST KILDA 3182	\$280,000	11/07/2025
2	801/32 Bray St SOUTH YARRA 3141	\$280,000	24/06/2025
3	1224/572 St Kilda Rd MELBOURNE 3004	\$270,000	23/04/2025

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 six months.~~

This Statement of Information was prepared on: 04/09/2025 13:25



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$270,000 - \$290,000
Median Unit Price
 June quarter 2025: \$488,000

Comparable Properties



8/52 Alma Rd ST KILDA 3182 (REI)

[Agent Comments](#)

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Price: \$280,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



801/32 Bray St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

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Price: \$280,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



1224/572 St Kilda Rd MELBOURNE 3004 (REI/VG)

[Agent Comments](#)

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Price: \$270,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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