

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

820/572 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

407/153B HIGH STREET PRAHRAN VIC 3181	\$245,000	12-Jun-25
1224/572 ST KILDA ROAD MELBOURNE VIC 3004	\$270,000	27-Mar-25
217/153B HIGH STREET PRAHRAN VIC 3181	\$258,000	11-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: 02 December 2025

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407/153B HIGH STREET PRAHRAN VIC 3181 Sold Price **\$245,000** Sold Date **12-Jun-25**
Distance **1.26km**

1 1 1



1224/572 ST KILDA ROAD MELBOURNE VIC 3004 Sold Price **\$270,000** Sold Date **27-Mar-25**
Distance **0km**

1 1 1



217/153B HIGH STREET PRAHRAN VIC 3181 Sold Price **\$258,000** Sold Date **11-Apr-25**
Distance **1.26km**

1 1 1

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

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